



January 18, 2007

AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order Chairperson Hall
Invocation Jean Garniewicz
Pledge of Allegiance Tony Atkins
Quorum Chairperson Hall
Approval of Minutes for January 4, 2007 Chairperson Hall
Reading of the Agenda Director Browning
Approval of the Agenda Chairperson Hall

Old Business

Rezoning Staff

1. **RZ 06-12-06**, Rezone Tax Map 067 Parcel 017, 61.8 acres located at 4935 Hereford Farm Road from R-1 to R-2 RCO. *Commission District 3.* [Application] [Map] [Site Plan] [Staff Report]
2. **RZ 06-12-10**, Rezone a portion of Tax Map 051 Parcel 003, from R-A and M-1 to PUD, 316 +/- acres located at 577 Baker Place Road. *Commission District 3.* [Application] [Map] [Site Plan] [Staff Report]

Preliminary Plat Staff

Crawford Creek Overall PUD: [Aerial] [Overall Site Plan]

3. **Brookhaven East Crawford Creek**, William Smith Boulevard off of Hereford Farm Road, Zoned PUD, 88 units, 11.254 acres, *Commission District 3.* [Site Plan] [Staff Report]
4. **William Smith Boulevard**, off of Hereford Farm Road, Zoned PUD, *Commission District 3.* [Site Plan] [Staff Report]
5. **The Oconee**, William Smith Boulevard, Zoned PUD, 45 lots, 20.36 acres, *Commission District 3.* [Site Plan] [Staff Report]
6. **Courtyards at Crawford Creek**, William Smith Boulevard off of Hereford Farm Road, Zoned PUD, 92 units, 15.20 acres, *Commission District 3.* [Site Plan] [Staff Report]
7. **Riverwood Parkway Revision**, Riverwood Parkway, Zoned PUD, *Commission District 3.* [Map] [Site Plan] [Staff Report]

New Business

Final Plat Staff

Preliminary Plat Staff

8. **McConnell Run I & II**, Dozier Road, Zoned R-A, 30 lots, 86.23 acres, *Commission District 4.* [Map] [Site Plan] [Staff Report]



January 18, 2007

AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

Rezoning..... Staff

9. **RZ07-01-01**, Rezone Tax Map 073C Parcels 027, 034, and 034A, 7.50 acres located on Hillcrest Drive and Oakridge Road from R-2 to S-1. *Commission District 3.* [Application] [Map] [Site Plan] [Staff Report]
10. **RZ07-01-02**, Rezone Tax Map 074A Parcel 035A, 1.65 acres located at 4067 Jimmy Dyess Parkway from M-1 to C-2. *Commission District 4.* [Application] [Map] [Staff Report]
11. **RZ07-01-03**, Rezone Tax Map 077A Parcel 011J, 1.14 acres located on Evans-To-Locks Road from C-2 to PUD. *Commission District 1.* [Application] [Map] [Site Plan] [Staff Report]
12. **RZ07-01-04**, Rezone Tax Map 077 Parcel 080, 94.22 acres located on Blackstone Camp Road from R-1 to PUD. *Commission District 1* [Application] [Map] [Site Plan] [Staff Report].
13. **RZ02-12-08** Revision to Planned Unit Development (PUD) for Tax Map 081 001 located on Blackstone Camp Road. *Commission District 1.* [Site Plan] [Staff Report]

Staff Comments Staff

Public Comments..... Chairperson Hall

Adjourn Chairperson Hall

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire
District 1 [Ron Thigpen]	Jean Garniewicz
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Vice-chairperson
District 4 [Lee Anderson]	Tony Atkins



January 18, 2007

AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

Meeting Schedule: January 2007/February 2007

Board/Commission	Date	Time	Location
Planning Commission	January 18, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	January 23, 2007	8:00 AM	Evans Government Center Auditorium
Planning Commission	February 1, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	February 6, 2007	6:30 PM	Evans Government Center Auditorium
Planning Commission	February 15, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	February 20, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	February 27, 2007	8:00 AM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, February 6, 2007** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on **Friday, February 2, 2007** to place their name on the agenda for presentation.

COLUMBIA COUNTY
GEORGIA

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R1 to R2 - RCO

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 067 Parcel # 017
Address 4935 HEREFORD FARM Rd. Acreage 61.8 Ac.
Road Frontage _____ feet on the North South/East/West (circle one) side of
HEREFORD FARM Rd. Property is approximately 3,000 feet from the
intersection of BLANCHARD Rd. The attached plat for the
property was prepared by JOHNSON, LACROBER & ASSOC. P.C. and dated 10-27-06

PROPOSED USE:

If approved, the property will be used for the following purposes:

RESIDENTIAL SUBDIVISION

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Arthur Marshall APPLICANT: Arthur Marshall
ADDRESS: 432 S. Belair Rd ADDRESS: 432 S. Belair Rd
CITY: Martinez ZIP: 30907 CITY: Martinez ZIP: 30907
PHONE #: 706-836-1500 PHONE #: 706-836-1500

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. _____ (yes or no). **If yes, a full written disclosure must be submitted.**

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Owner's Signature

Applicant's Signature

Subscribed and sworn to before me on 3rd day of November 2006
By: Tamra H. Fulmer Notary Public

Please return original notarized application with all documents, along with your \$535.00 application fee to:

Columbia County Planning and Development Division

Tamra H. Fulmer

P.O. Box 498

Notary Public, McDuffie County, Georgia

630 Ronald Reagan Drive

My Commission Expires 5-7-10

Evans, GA 30809

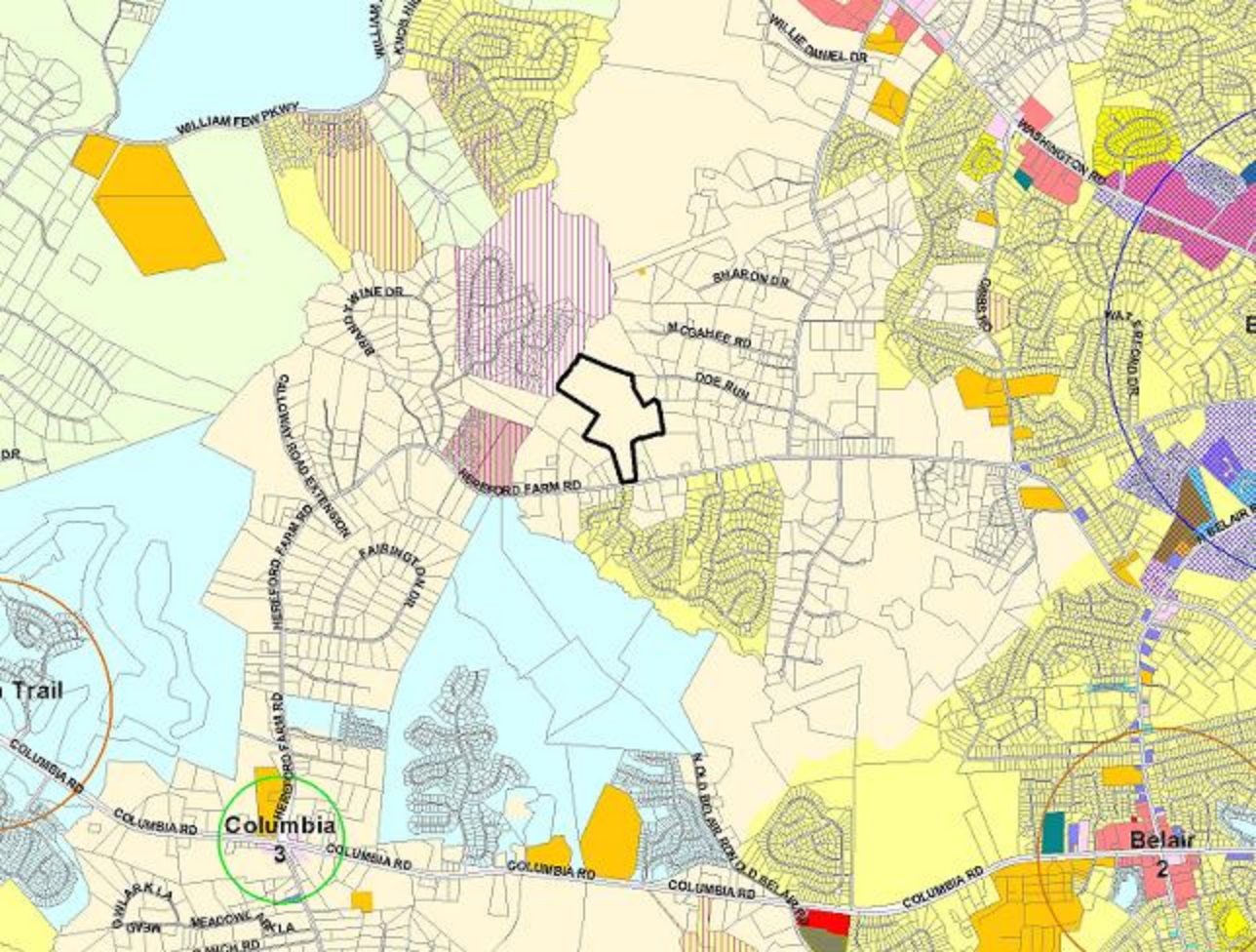
Date Received: _____
Public Hearing Date: _____
File # _____

REZONING NARRATIVE
FOR
HEREFORD FARM ROAD SUBDIVISION
Mr. Arthur Marshall
Marshall Homes by Custom Contractors, Inc.

The design objective for this development is to create a neo-traditional neighborhood with slightly smaller lot sizes than seen under the current zoning. This design intent will allow the creation of both greater housing density along with a variety of community trails and common Open Space areas— including a 14 acre wetlands area.

Smaller lots will not mean lower quality housing as the developer intends to create a high-end neighborhood using strong architectural and site design guidelines. Owners will have less maintenance on their individual property and will be guaranteed the preservation of undeveloped land in their immediate surroundings. In addition to common Open Space areas and community trails the subdivision will include site amenities such as sidewalks on either side of the roads, traditional style streetlights and common architectural elements and materials throughout the site to ensure the consistent application of the aesthetics of a neo-traditional neighborhood.

By allowing smaller lots, not only will there be no compromise on the quality of housing provided but there will also be the added benefit of community green space used for pocket parks and walking trails providing opportunities for both active and passive recreation. This system of green space provides connectivity throughout the development creating a pedestrian friendly community. This combination of low-maintenance, high-quality housing and shared open space will offer a unique sense of community within the development and provide Columbia County with a model development for future growth.



WILLIAM FEN PKWY

WILLIAM
KINGS RD

WILLIAM DANIEL DR

WASHINGTON RD

WINE DR

SHARON DR

MCSAHER RD

DOE RUN

HERSFORD FARM RD

HERSFORD FARM RD
HERSFORD FARM RD EXTENSION

FAIRBINGTOWN RD

Trail

COLUMBIA RD

COLUMBIA RD

Columbia

HERSFORD FARM RD

COLUMBIA RD

COLUMBIA RD

COLUMBIA RD

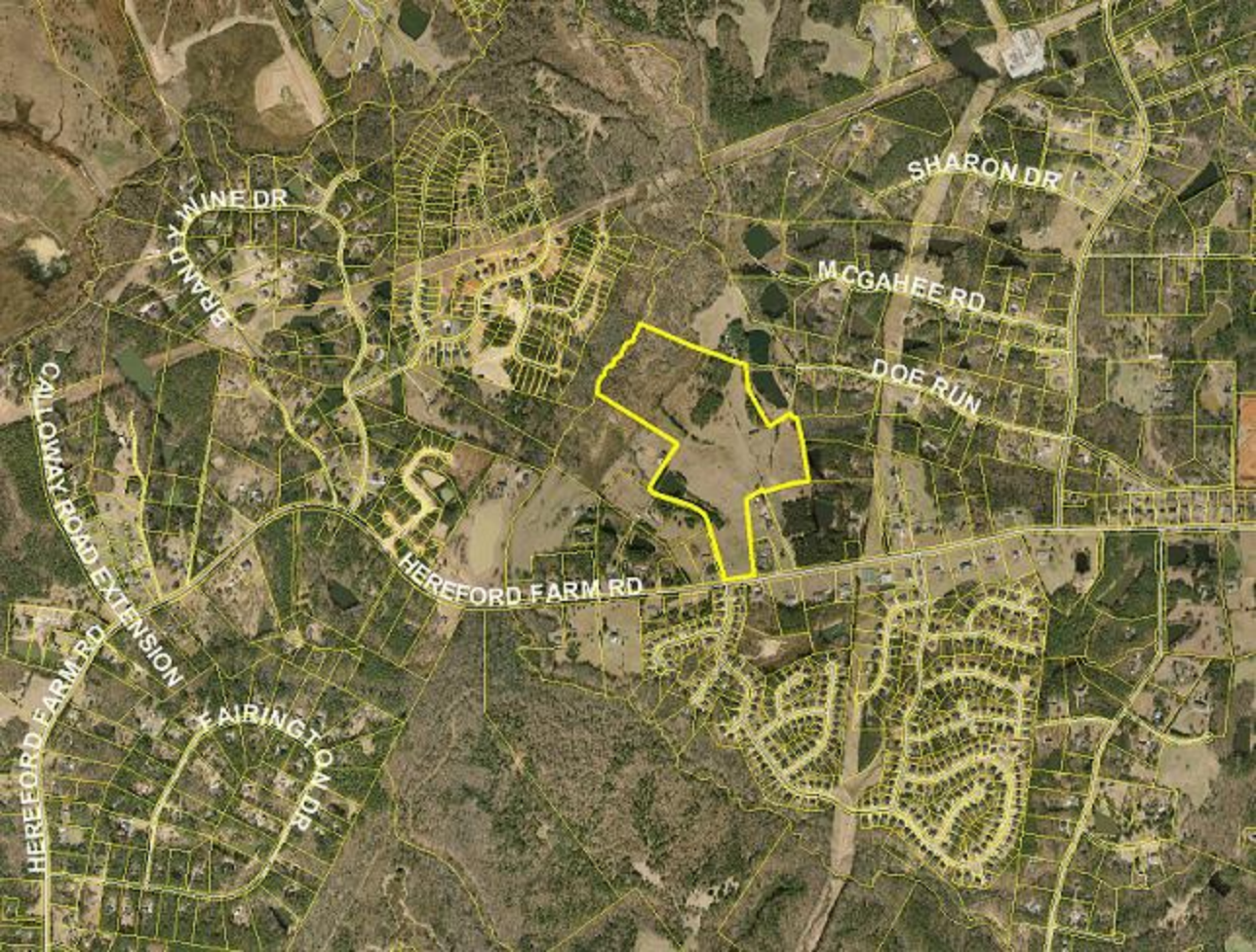
COLUMBIA RD

Belair

2

SHILARKIA
MEADOW

MEADOW
WINDY
BYLA



WINE DR

SHARON DR

MCGAHEE RD

DOE RUN

HEREFORD FARM RD

FAIRINGTON DR

CALLOWAY ROAD EXTENSION

HEREFORD FARM RD

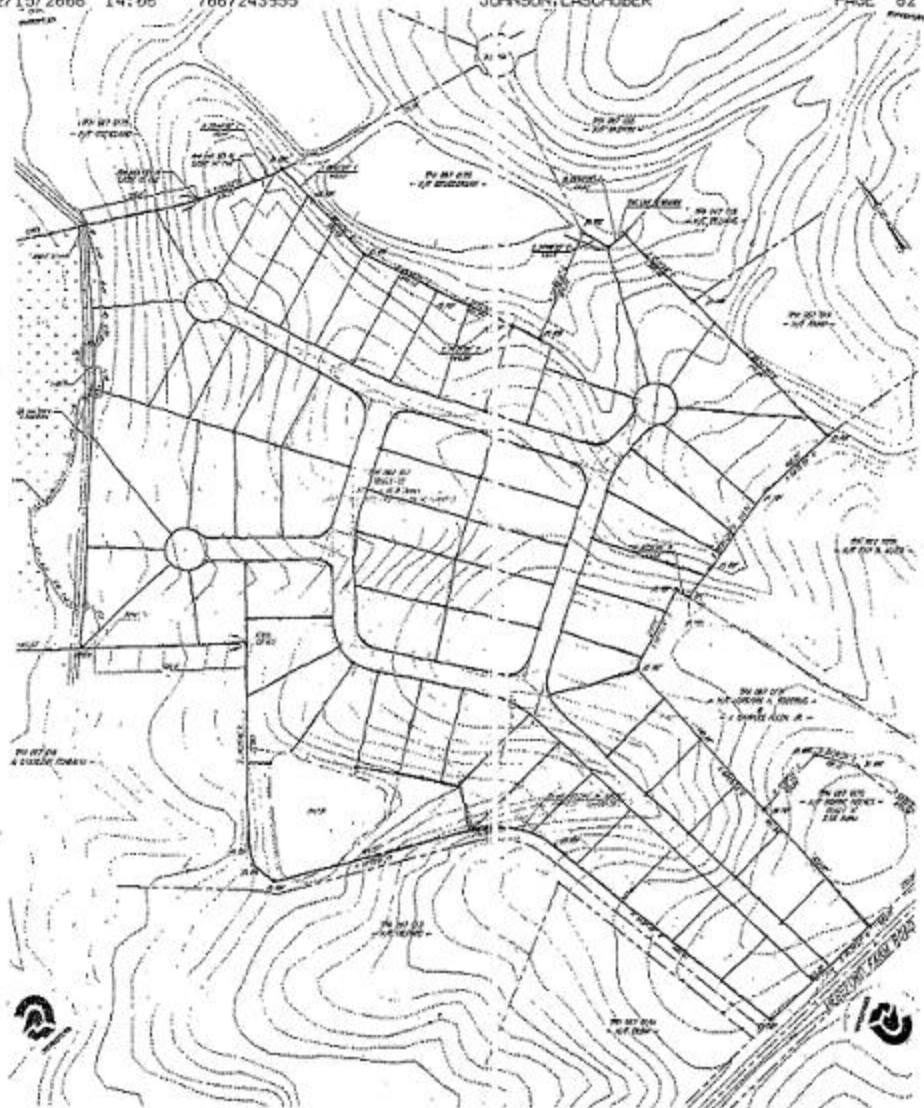
ZONING DATA

GENERAL ZONE	10
MINIMUM LOT AREA	10,000
MINIMUM LOT WIDTH	100
MINIMUM LOT DEPTH	100
MINIMUM LOT AREA	10,000
MINIMUM LOT WIDTH	100
MINIMUM LOT DEPTH	100
MINIMUM LOT AREA	10,000
MINIMUM LOT WIDTH	100
MINIMUM LOT DEPTH	100
MINIMUM LOT AREA	10,000
MINIMUM LOT WIDTH	100
MINIMUM LOT DEPTH	100

PRELIMINARY MASTER DEVELOPMENT PLAN FOR UNDERLYING ZONING R-1



JOHNSON LUMBER & HARDWARE, INC.
1001 S. MAIN ST., SUITE 100, WINTER, CA 95691
TEL: (916) 241-1111 FAX: (916) 241-1112
WWW.JALH.COM
JOHNSON LUMBER & HARDWARE, INC.
1001 S. MAIN ST., SUITE 100, WINTER, CA 95691
TEL: (916) 241-1111 FAX: (916) 241-1112
WWW.JALH.COM



SCALE: 1"=300'

R1-RD

AVG. LOT SIZE 23,500 SF

TOT. LOTS - 64

900.0601



REZONING

January 18, 2007

FILE: RZ 06-12-06

R-1 to R-2 RCO

Property Information	
Tax ID	Tax Map 067 Parcel 017
Location/address	4935 Hereford Farm Road
Parcel Size	± 61.8 acres
Current Zoning	R-1 (Single Family Residential)
Existing Land Use	Vacant
Future Land Use	Medium density residential
Request	R-2 RCO (Single Family Residential with a Residential Cluster Overlay)
Commission District	District 3 (Ford)
Recommendation	Disapprove

Summary and Recommendation

Update to previous staff report: Following the Planning Commission meeting on December 7 staff contacted Mr. Marshall to offer him the opportunity to discuss zoning alternatives. On Wednesday, December 13 staff met with Mr. Marshall, a business partner of his and his engineer. Staff recounted the history of rezoning petitions along Hereford Farm Road and suggested to Mr. Marshall and the others present that any rezoning other than applying the cluster overlay to the existing R-1 zoning could be remote for this property. Mr. Marshall asked about the possibility for R-1A with a cluster overlay, and staff confirmed some R-1A zoning with the RCO has been approved in the general vicinity; however, that same rezoning on this piece of property was defeated about two years ago.

Mr. Marshall stated he would be asking the planning commission to table this matter at its December 21 meeting to provide him and others time to investigate a possible layout with the cluster overlay in the R-1A zoning district. Staff urged Mr. Marshall to contact all of those persons who had appeared at the last meeting to notify them of his intent to ask for tabling since many of those residents objected to the matter being tabled to the December 21 meeting so close to the holidays. Staff provided Mr. Marshall with a list of those who had spoken with their addresses and telephone numbers.

Mr. Arthur Marshall, owner and applicant, requests the rezoning of a 61.8 acre parcel of land at 4935 Hereford Farm Road from R-1 single family residential to R-2 single family residential with a residential cluster overlay (RCO). Under the R-1 zoning the property can be subdivided into 40,000 square foot lots without sewer and into 30,000 square foot lots if sewer service is available. The density of development would be about one lot per acre or slightly higher with the smaller lots.



REZONING

January 18, 2007

FILE: RZ 06-12-06

R-1 to R-2 RCO

The R-2 zoning district reduces the required lot size to only 10,000 square feet, thus allowing an increase in density. The application shows that the land could yield 114 lots with the R-2 zoning district, which would almost double the number of lots that could be attained under the R-1 zoning.

The petitioner also seeks approval of the residential cluster overlay that allows further reductions in the lot size and setbacks to enable the developer to use the more suitable portions of the site more intensively, and to maintain areas of steep slopes or floodplain or wetlands as undeveloped open space. The plan of development with the RCO indicates the property would yield 154 lots that would increase the density to 2.5 lots per acre. The minimum lot size would drop to 6,000 square feet and the average lot size would be 7,500 square feet.

There is no precedent for imposing an R-2 RCO along this portion of Hereford Farm Road. Farmington Subdivision across Hereford Farm Road is zoned R-2 but does not have the cluster overlay. Further, lots in this subdivision are at least 10,000 square feet in size and many of them are considerably in excess of 10,000 square feet.

More recent rezonings along Hereford Farm Road have attempted to achieve densities higher than the R-1 but lower than the R-2 district. Two parcels west of the one in question were rezoned to R-1A with a cluster overlay. This zoning district allows lots as small as 12,000 square feet but the average lot size must be 15,000 square feet. Clearly these R-1A districts are less dense than the R-2 RCO being requested.

In October 2004 this same piece of property was presented for rezoning to R-1A with a cluster overlay. That rezoning ran into considerable opposition from surrounding property owners who were concerned about additional traffic from a denser development and with safety issues with the retention ponds. The planning commission disapproved the request based upon its location and because it would be out of character with the surrounding area with smaller lots and reduced setbacks. Based upon the history of rezonings within this area, and the history of rezonings on this specific piece of property, staff is of the opinion that the land use policy has already been established as lower density development within the R-1 zoning district.

Staff would point out that the 2004 rezoning request for R-1A zoning with a cluster overlay proposed 93 lots. The current rezoning request is for R-2 zoning with a cluster overlay and proposes 154 lots. That represents a 40 percent increase in density over the rezoning disapproved two years ago. Staff would also point out that the cluster overlay is not intended to allow an increase in density over the R-2 district, but to enable the developer to achieve the typical R-2 density on a piece of property that has environmental limitations. The developer's application shows that the property would hold only 114 lots without the RCO and that the intent is to increase density with the RCO from 114 to 154 lots.

Interdepartmental Review

Conditions

Engineering: The property is located in the Euchee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.



REZONING

January 18, 2007

FILE: RZ 06-12-06

R-1 to R-2 RCO

1. Portions of this property lie within the 100-year flood plain. All "A" zoned property must be studied by an appropriate methodology to determine a BFE.
2. If state waters are present on the property and a stream buffer variance is required for any aspect of site work, approval from the Georgia EPD is required.
3. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers. A PCN will be required if the wetland impact is greater than 0.1 acre.
4. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
5. Storm water detention will be required unless site improvements result in no net increase in runoff. Storm water detention facilities cannot be located in the 100-year flood plain.
6. No irrigation systems are allowed in the right-of-way per Section 66-4 of the Columbia County Code of Ordinances.
7. A left turn analysis will be required to determine the need for installation of a left turn lane.
8. A deceleration lane, dimensioned for the posted speed limit will be required.
9. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
10. A site plan must be submitted to and approved by the County Engineer.
11. All proposed improvements must conform to current county standards.

Storm Water: Easements are required over all storm water infrastructure.

Construction and Maintenance: Access to be approved by County Engineering Department.

Green space: All passive open space shall be placed in a conservation easement or donated to the Columbia County Green Space Program. Active and passive space must be designated on the site plan and must show the acreage of each.

Comments

Water and Sewer: County water is available on a ten inch line on Hereford Farm Road. County sewer is available on an eighteen inch line in the rear half of the property. This project will not affect the capacity of existing water and sewer infrastructure.

Storm water: Permanent drainage and utility easements are required. There are no active projects in the area.

Construction and Maintenance: This project will not affect the priority of planned road projects. The developer may wish to address a future three lane section in the Future Long Range project per traffic volumes.

Health Department: Should have county sewer.

Sheriff: There have been traffic accidents in the past 12 months. This project will affect safety and traffic conditions in the area. Thefts and property damage are associated with residential development. Concentrated patrols will be needed to deter these type of crimes. Patrols for increased vehicular traffic will also be needed. There is adequate access for public safety vehicles. A deceleration traffic lane is recommended.

Board of Education: No comments received.

Green space: This property is located in a targeted area for green space.



REZONING

January 18, 2007

FILE: RZ 06-12-06

R-1 to R-2 RCO

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The higher density of development permitted in the R-2 district with the residential cluster overlay provision would not be compatible with the surrounding area which is mostly R-1 with some R-2 zoning.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The higher density of development proposed would not be in character with the large lot estate pattern of development more typical along Hereford Farm Road.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The growth management plan would suggest development at a maximum density more in keeping with the R-1A density level which would yield perhaps 90 lots on this property rather than 154 lots.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property can be developed in the R-1 zoning district.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposed density would add additional traffic to Hereford Farm Road. It could also potentially overburden the sanitary sewer lines serving the area.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	No circumstances have changed in this area to justify the rezoning.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The rezoning does not strike a reasonable balance between reasonable use of the property and the land use on adjacent and surrounding properties. Lower density of development would strike the balance of reasonable use and compatibility with surrounding properties.

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-A to PUD

R-A Residential Agriculture
 R-1 Single family residential
 R-1A Single family residential
 R-2 Single family residential
 R-3 Single family residential
 R-3A Single family residential

R-4 Recreational Residential
 T-R Townhome Residential
 A-R Apartment Residential
 C-1 Neighborhood Commercial
 C-C Community Commercial
 C-2 General Commercial

C-3 Heavy Commercial
 M-1 Light Industrial
 M-2 General Industrial
 P-1 Professional
 S-1 Special District
 PUD Planned Unit Development
 PDD Planned Development District

PROPERTY LOCATION:

Tax Map # _____ Parcel # 051 003
 Address 577 Baker Place Rd Acreage 350+/-
 Road Frontage 1 3/4 miles feet on the North/South/East/West (circle one) side of
Baker Place Rd Property is approximately 0 feet from the
 intersection of Baker Place & Chamblin. The attached plat for the
 property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Pollard Land Co. APPLICANT: Great Water Homes LLC.
 ADDRESS: 5863 Washington Road ADDRESS: 236 N Old Belair Rd.
 CITY: Appling, GA ZIP: 30802 CITY: Grovetown ZIP: 30813
 PHONE #: 706-541-1343 PHONE #: 706-564-1804

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. _____ (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

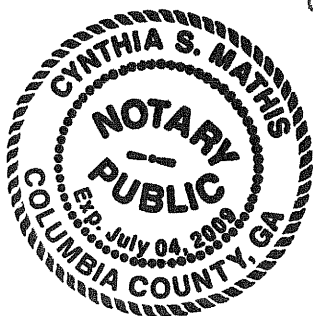
Owner's Signature

Applicant's Signature

Subscribed and sworn to before me on 17th day of November 2006
 By: Cynthia S. Mathis Notary Public

Please return original notarized application with all documents, along with your \$535.00 application fee to:
 Columbia County Planning and Development Division

P.O. Box 498
 630 Ronald Reagan Drive
 Evans, GA 30809



Date Received: _____
 Public Hearing Date: _____
 File # RZ 06-12-10

HIDDEN CREEK

A

Residential Development

Evans, Georgia

Rezoning Narrative

Revised November 17, 2006

Great Water Homes, LLC.

Chad Vickers – President

236 N Old Belair Rd.

Grovetown, GA 30813

706.951.8822 Cell

760.210.1234 Fax

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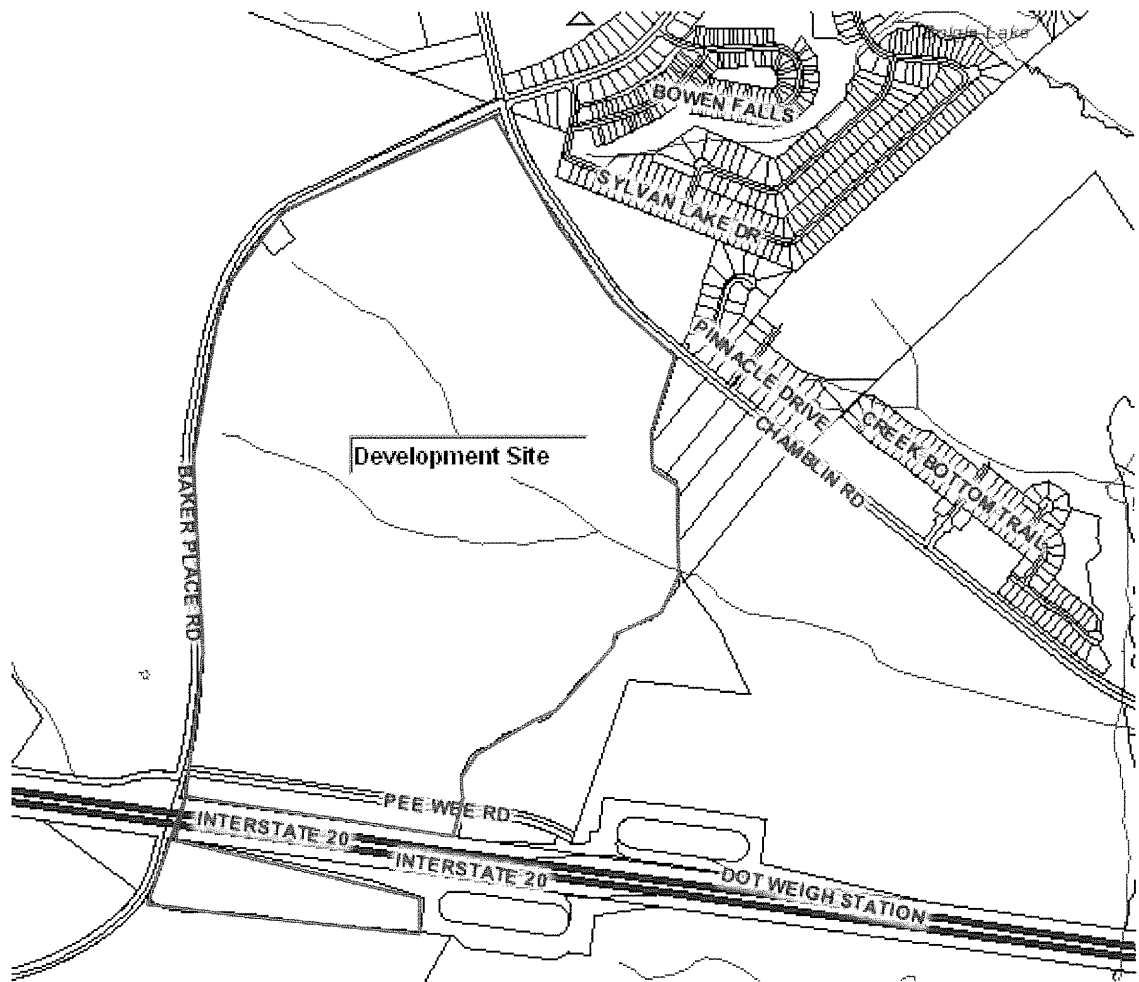
1. Introduction
 - a. Exhibit One – Location Map
 - b. Exhibit Two – Aerial Map
 - c. Exhibit Three – Surrounding Land Uses
 - d. Exhibit Four – Zoning and Density
2. Planning Goals
3. Master Plan
 - a. Exhibit Five – Conceptual Site Plan
4. Street System and Pedestrian Facilities
5. Open Space and Recreational Uses
6. Residential Uses and Guidelines
7. Construction Phasing
8. Summary
9. Attachments
 - a. Rezoning Application
 - b. Sample Elevations and Pictures
 - c. Survey / Plat of Property
 - d. Conceptual Master Plan

1. Introduction

Hidden Creek will be a planned mixed used neighborhood where you can live, work and play. It is designed with residents in mind and planned with an honest and ongoing respect for nature and preservation of green space. Each home built will be thoughtfully designed and laid out to complement the natural contours of the land and to incorporate the surrounding landscape which will make each home unique in character and architectural style.

Among the standard amenities you will find here are quality craftsmanship, preservation of the natural landscape, convenience of having shops, offices, a new high school, and recreational areas within walking distance. The homes will consist of gabled roof lines, gracious front porches and exteriors that blend stone, brick, stucco, hardiboard, and cedar shakes with time tested architectural details.

Exhibit One – Location Map



The total project area is 239+/- (shown on Exhibit Two) and has road frontage on Chamblin Road, Hidden Creek Road and Interstate 20. Also bordered by Ivy Falls on the North, Highmeadows on the North West, and on the East by Chamblin Ridge & Ashbrooke.

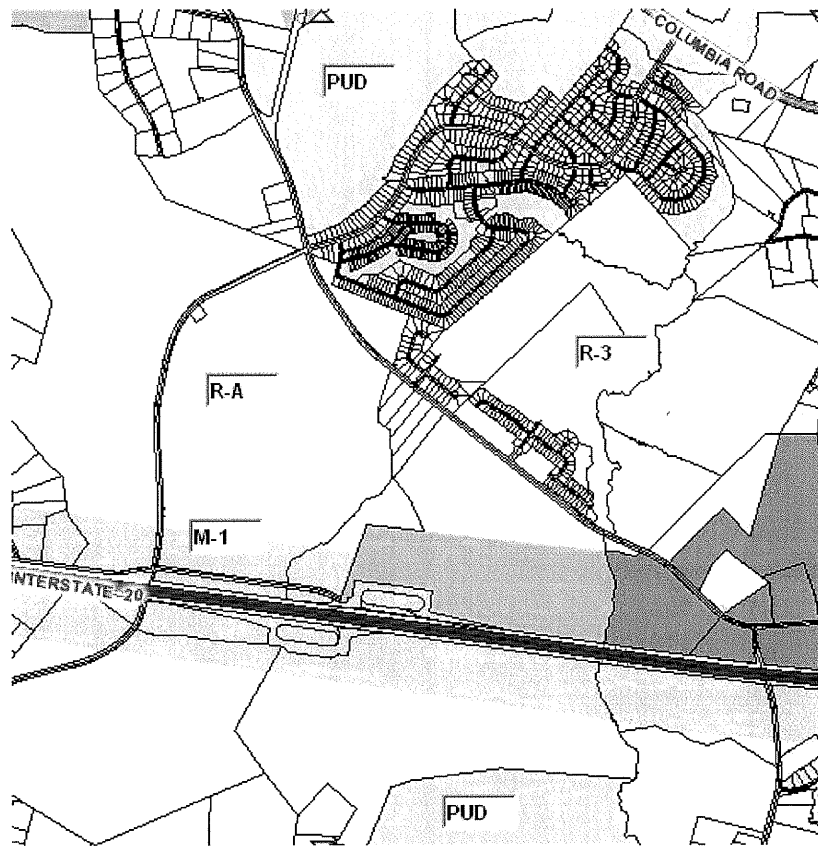
Exhibit Two – Aerial Map

Great Water Homes, LLC desires to rezone the current R-A zoning to a Planned Unit Development (PUD) which are both defined below.

“The R-A residential-agricultural district is established to provide for rural farm or very low density, nonsuburban development in areas where intensive land development is not desired due to limited ability to provide public services and facilities. The minimum lot size in the R-A district is 2 1/2 acres, with the exception of legal lots of record existing at the time of the enactment of this chapter. The land uses permitted in this district shall be as set forth in section 90-50, and lot and structure requirements shall be as set forth in section 90-53.”

“The PUD planned unit development district is established to permit greater flexibility and more creative and imaginative design for the development of residential, commercial and industrial areas than may be possible in the other zoning districts created in this chapter. The PUD district is intended to promote a harmonious variety of housing choices, a higher level of amenities and preservation of natural qualities of open spaces. Within the PUD district, a variety of housing types and land uses may be permitted in an orderly relationship to one another and to existing land uses, as well as with due regard to comprehensive planning within the county. The PUD district may be permitted only in areas where public water and sewer are available. The land uses permitted in the PUD district shall be as set forth in section 90-97, and lot and structure requirements shall be as set forth in section 90-98. Additional requirements for the PUD district are contained in section 90-182.”

Exhibit Three – Current Zoning Map



Adjacent properties are PUD and R-3. This plan will serve as the guidance document for the responsible development of the property over the next few years. The plan will also give Columbia County the information required to determine the affect on existing and proposed infrastructure.

The current zoning and densities of approved projects in the area are listed below. Hidden Creek subdivision will be just above the average lot density in the area at 3.20 acre. The Growth Management Plan (GMP) designates this property for medium density residential use, which is defined as 4-6 units per acre.

Exhibit Four – Zoning and Density of Projects

Subdivision	Location	Zoning	Total Acres	# of Lots	Density Lots / Acre
River Birch Landing Sec. I	Hereford Farm Rd	PUD	14.1	65	4.61
Tudor Branch Sec. 4	Columbia Rd	PUD	19	65	3.42
Ashbrook	Chamblin Rd	R2-RCO	115	402	3.50
HighMeadows	Chamblin Rd	PUD	171	547	3.20
Hidden Creek	Chamblin Rd	PUD	239	764	3.20
River Birch Landing Sec. II	Hereford Farm Rd	PUD	5.21	14	2.69
Ivy Falls	Columbia Rd	PUD	420	1089	2.59
Chamblin Ridge	Chamblin Rd	R-2RCO	110	259	2.35
Pinebrook Phase II	Hereford Farm Rd	R-2	21.2	50	2.36
Farmington Estates Sec III	Hereford Farm Rd	R-2	19.48	45	2.31
Pinebrook Phase I	Hereford Farm Rd	R-2	19.03	42	2.21
Farmington Estates Sec IV	Hereford Farm Rd	R-2	25.44	56	2.20
Crawford Creek	Hereford Farm Rd	PUD	382.2	798	2.09
Tudor Branch Sec. 3	Columbia Rd	PUD	16	33	2.06
Ivy Landing	Columbia Rd	PUD	41.92	84	2.00
Farmington Estates Sec II	Hereford Farm Rd	R-2	30.5	61	2.00
Iris Glen	Byrd Rd	R1A - RCO	18.31	32	1.75
Millshaven	Hereford Farm Rd	R1A - RCO	26	33	1.27
					45.80
					Avg. 3.05

2. Planning Goals

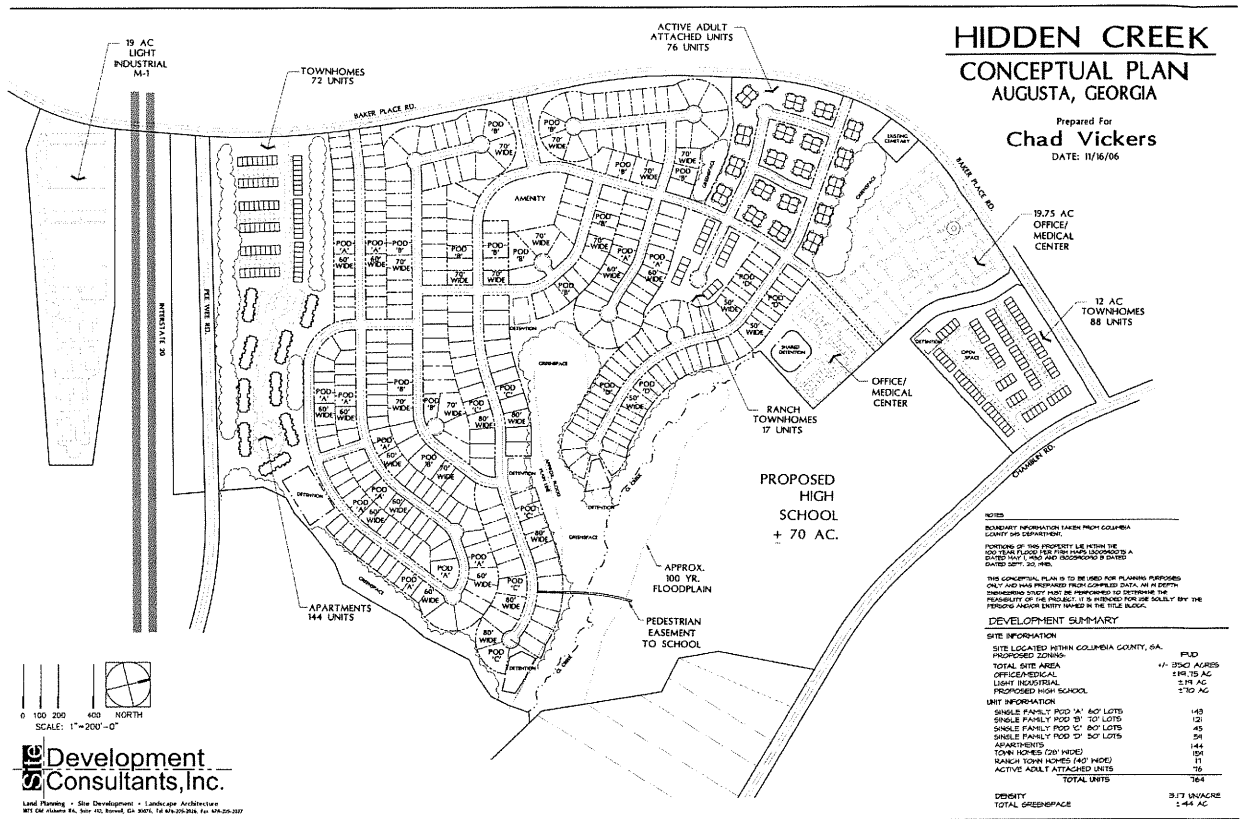
Several planning goals have guided the preparation of the PUD, including but not limited to the following:

- a. Establish a master plan which provides for the highest and best use of the property while maintaining the integrity of the surrounding land uses and complies with the Columbia County Growth Management Plan.
- b. Developing a master plan that is flexible to meet changing market demands yet still providing the connectivity, flow and open space of a planned neighborhood development.
- c. Developing a land use plan that utilizes the natural setting and topography of the site by preserving natural areas and laying out streets and lots to take advantage of the topography and natural surroundings.
- d. Provide for different price points and product types to appeal to multiple consumer profiles.

3. Master Plan

The Master Plan for Hidden Creek has achieved the planning goals established. Streets have been laid out to provide connectivity between the various neighborhoods and take advantage of the topography. Green space buffers have been established to protect the integrity of the surrounding property and create boundaries between varying development densities or land uses. The Conceptual Site Plan for Hidden Creek is shown in Exhibit Five.

Exhibit Five – Conceptual Site Plan



The following paragraphs give a detailed discussion of the proposed land use of each section. Sample elevations and proposed pictures are included in the Attachment section of this narrative.

Overall Plan – 280 Acres

Access to Hidden Creek Subdivision will be off of Hidden Creek Rd which has two miles of frontage on Hidden Creek Rd. Sewer service will be brought up from Chamblin Rd. Storm water detention will be provided in a new detention pond constructed on-site where needed.

Pod D Active adult community

Number of Units:	152
Lot Size:	Generally 28ft x 80ft for Town homes
Lot Size:	Single Family Detached 50ft x 100ft
Unit Type:	Detached Single Family& Multifamily
Streets:	Public – 50' R/W with curb and gutter
Setbacks:	Front - 15 ft from right of way Rear - 20 ft. Sides – 7.5 ft.
Buffers:	At minimum, a 50 ft. natural buffer has been provided along the east side rear to maintain the integrity of the surrounding land uses and to buffer from school and commercial property

Unit Size:	1500 sf to 2000 sf
Price Range:	\$150,000 to \$200,000

Pod C & B

Number of Units:	166
Lot Size:	Generally 70ft x 150ft
Lot Size:	Generally 80ft x 150ft
Unit Type:	Detached Single Family
Streets:	Public – 50' R/W with curb and gutter
Setbacks:	Front - 15 ft from right of way Rear - 20 ft. Sides – 7.5 ft.
Buffers:	At minimum, a 50 ft. natural buffer has been provided along the east side rear to maintain the integrity of the surrounding land uses
Unit Size:	2500 sf to 3500 sf
Price Range:	\$250,000 to \$350,000

Pod A

Number of Units:	143
Lot Size:	Generally 60ft x 150ft
Lot Size:	Single Family Detached 50ft x 100ft
Unit Type:	Detached Single Family & Multifamily
Streets:	Public – 50' R/W with curb and gutter
Setbacks:	Front - 15 ft from right of way Rear - 20 ft. Sides – 7.5 ft.
Buffers:	At minimum, a 50 ft. natural buffer has been provided along the west side rear to maintain the integrity of the surrounding land uses
Unit Size:	1800 sf to 2500 sf
Price Range:	\$850,000 to \$250,000

Section 4 Town homes & Apartments

Number of Units:	303
Lot Size:	Generally 60ft x 150ft
Unit Type:	Apartments & Town homes

Club House / Amenities

Over 5.0 Acres of land that will be used for a club house, aquatic center, three lighted tennis courts, green space and playground area.

Medical Center/Critical Care Facility With Professional Office Space

This portion of the property will be the life support for the immediate area. The proposed 19.75 acres will be made up of an assortment of medical, critical care, and professional office space, to accommodate the active adult community.

Nature Preserve, Green space, and Walking Trails

There is 25 acres of green space dedicated to the above to enhance the development as well as conserve wetlands and ponds. There is an abundance of green space preserved for a park. There will also be a walking trail throughout the entire development for the enjoyment of the residence including a fishing pond.

4. Street System and Pedestrian Facilities

The street system includes both public streets and maybe private streets. The public streets will be dedicated to Columbia County and the private streets will be owned and maintained by the individual neighborhood owner associations. The streets will all reflect similar landscaping and lighting. Public streets will conform to Columbia County construction and design specifications. Private streets will conform to Columbia County construction specifications, but may not conform to the Columbia County geometric design specifications in every instance. Landscaping along the street rights-of-way inside the individual neighborhoods will be maintained by the homeowners association

5. Open Space and Recreational Uses

Open spaces, for both passive and active recreational uses, have been incorporated throughout the property. Approximately 25+/- of the 280 Acres have been set aside for open space and natural preserve. Components to the open space program include numerous green space areas, natural buffers, and preserve areas. It is intended that these open spaces and recreational areas be reachable by sidewalks and neighborhood streets. Preservation, wherever possible, of existing vegetation, along with new plant material, will give the development an uninterrupted natural feeling. Some of the green space areas, natural buffers and preserve areas will be owned and maintained by neighborhood associations. While the larger portions of green space will be donated to a land trust or Columbia County for green space conservation.

6. Residential Uses and Guidelines

The proposed development will offer a combination of residential housing types appealing to the broad base of housing needs within the Columbia County and Augusta markets. A variety of densities and product types is proposed to encourage a mix of housing options. The overall plan for Hidden Creek Subdivision has been designed so as to blend, as best as possible, each of these product types with the surrounding uses and character of Hidden Creek Parkway. The lot and tract guidelines have been outlined in Section 3. It is the overall intent of Great Water Homes, LLC to have a quality development of well constructed housing at different price points to meet the needs of the county's growing population.

The single family homes in each section will be consistent with the surroundings and theme of the development.

All homes will be constructed of quality building materials. The homes will consist of gabled roof lines, gracious front porches and exteriors that blend stone, brick,

stucco, hariboard, and cedar shakes with time tested architectural details. Vinyl siding will not be permitted except on soffit, wrapping garage openings and fascia.

7. Construction Phasing

Construction on Hidden Creek will begin immediately upon approval of plans by Columbia County. It is anticipated that sale out of all lots and homes will take four to five years.

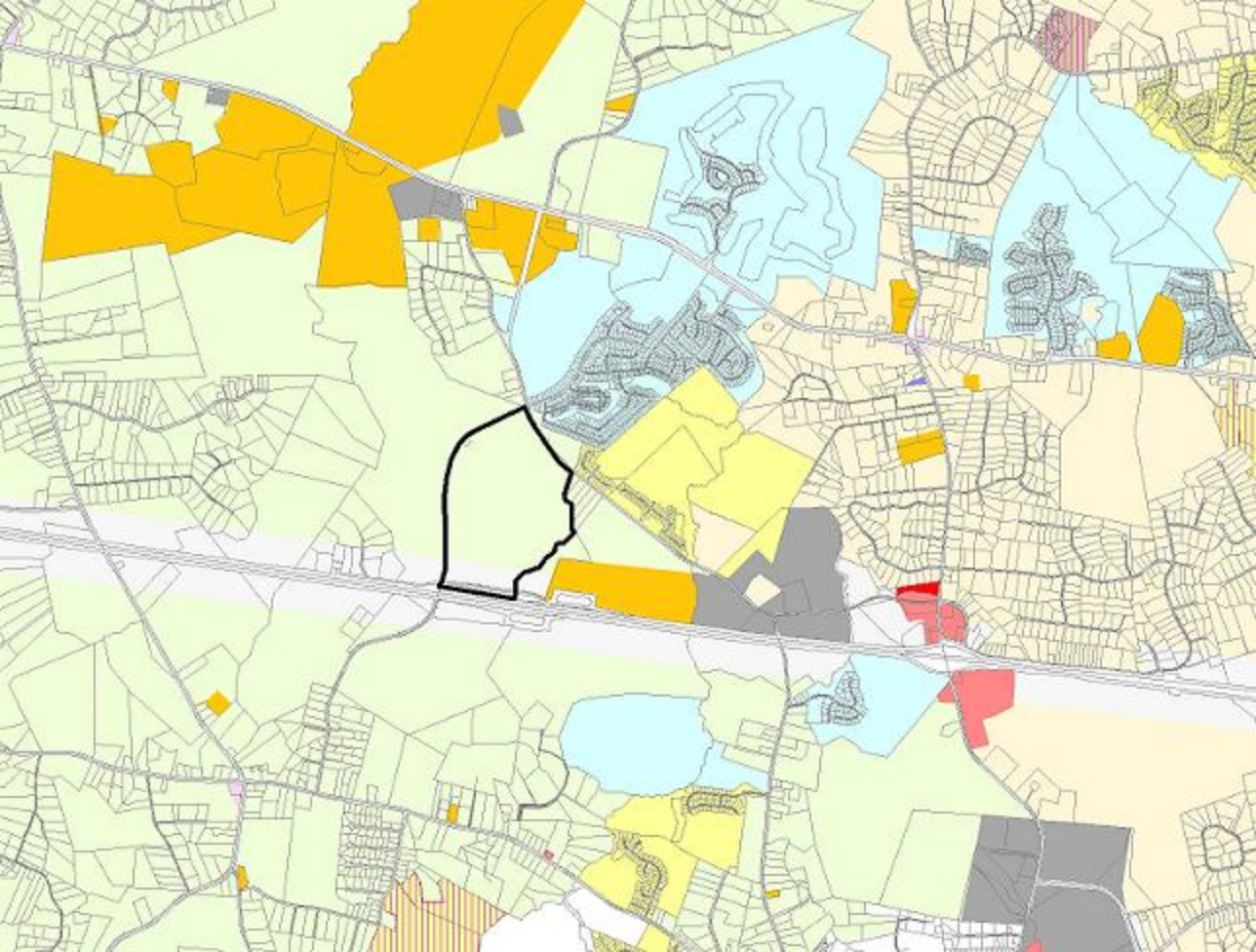
8. Summary

Great Water Homes, LLC is requesting to rezone 280 acres from R-A residential-agricultural district to a PUD. A Site Plan has been prepared creating a residential use development. The proposed PUD includes single family detached houses, multifamily, light industrial, and professional. The overall residential density is 3.20 lots per acre based on the submitted master plan and 25+/- acres of green space.

The PUD plan presented by Great Water Homes, LLC is in compliance with the intent of the Columbia County Growth Management Plan. The PUD plan also provides the seller the highest and best use for their property within the realm of the Zoning Ordinances. This narrative has been prepared in accordance with Section 90-182 of the Columbia County Zoning Ordinances.

9. Attachments

- a. Rezoning Application
- b. Sample Elevations and Pictures
- c. Survey / Plat of Property
- d. Conceptual Master Plan





HIDDEN CREEK CONCEPTUAL PLAN AUGUSTA, GEORGIA

Prepared for
Chad Vickers

DATE: 10/26/06



NOTES:
1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE AUGUSTA, GEORGIA ZONING ORDINANCE.
2. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE AUGUSTA, GEORGIA SUBDIVISION ACT.
3. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE AUGUSTA, GEORGIA PLANNING AND ZONING COMMISSION.



REZONING

January 18, 2007

FILE: RZ 06-12-10

R-A and M-1 to PUD

Property Information	
Tax ID	Tax Map 051 Parcel 003 (Portion)
Location/address	577 Baker Place Road
Parcel Size	± 350 acres
Current Zoning	R-A (Residential Agriculture) and M-1 (Light Industrial)
Existing Land Use	Vacant/agricultural
Future Land Use	Residential
Request	PUD (Planned Unit Development)
Commission District	District 3 (Ford)
Recommendation	

Summary and Recommendation

Pollard Land Company, owner, and Great Water Homes, LLC, applicant, request the rezoning of 350 acres of property from R-A (residential-agricultural) and M-1 (light industrial) to PUD (planned unit development). The property is bounded by I-20 on the south, Baker Place Road on the west and Chamblin Road and the proposed high school site on the northeast side.

This general area is in a part of the county that has historically been considered the more rural western portion of the county. The R-A zoning has been applied because this area has been perceived to be a part of the more agricultural western part of the county. The M-1 zoning was applied under a policy of placing industrial zoning along the entire stretch of I-20 to a depth of 1,000 feet. Staff questions the validity of that policy and therefore is in favor of an alternative zoning to this M-1 pattern.

Development of the general area began about ten years ago with the Ivy Falls Plantation PUD that is nearing build-out with approximately 1,000 dwelling units. Following that was the Bartram Trail PUD that is underway and proposes 730 dwelling units. More recently the county has approved the High Meadows PUD with 530 dwelling units and a town home development on Columbia Road with 256 dwelling units. In addition several subdivisions have been approved along Chamblin Road. All of these developments combined, including this one, have produced or propose about 4,000 dwelling units in the last ten to twelve years.

Thus, the character of this area has changed significantly recently and to the point where the Bartram Trail Tier II node appears to be developing the residential components much earlier than staff had anticipated when the growth management plan was prepared in early 2006. Contributing to the likelihood of continued rapid development will be the presence of the proposed 2,000 student high school on Chamblin Road.



REZONING

January 18, 2007

FILE: RZ 06-12-10

R-A and M-1 to PUD

The proponents originally proposed a PUD plan that contained single family, town home and apartment residential development as well as an office and commercial component. Staff advised the developers that we would not support the non residential components. These elements, if they are to be located in this general area of the county, should be located within the Tier II node on Columbia Road. A revised plan has been submitted that removes most of the non residential elements. Their plan calls for 2.5 acres proposed for office development, presumably medically related offices that would function in concert with the assisted living center shown within the site plan.

The narrative statement has not been revised to reflect this change in the development pattern. Staff also finds some differences in the total acreage of the site, the acreage devoted to various uses, and thus the density proposed within the development. Staff's figures indicated that based upon the latest plan, their overall proposed density is 3.48 dwelling units per acre. If staff's figures are correct this development would be one of the most intensive developments in the area and perhaps the densest. The PUD proposes varying lot sizes for single family residential ranging from smaller 60 foot wide lots to more spacious 80 foot wide lots. In addition, the development proposes large components of town homes and apartments that have the effect of increasing the overall density of the development.

Staff is recommending tabling this development so that the narrative can be updated. Further, staff is concerned with the additional 835 units being proposed on a street network that consists of two lane roads. Staff has informed the petitioner that a traffic impact study should be conducted to determine what traffic volumes the road network will be subjected to, how much of that will come from this development, what improvements may be needed, and what of those improvements may be the responsibility of this developer or the county's responsibility.

Typically a dwelling unit will generate about 10 automobile trips per day. The 4,000 dwellings in existence or proposed will generate about 40,000 vehicle trips per day. That is equivalent to the volume of traffic on the busier sections of Washington Road. This developer certainly cannot be held responsible for this total volume increase nor for the total solutions to the traffic issues. However, it is anticipated that this development will be the predominant contributor to additional capacity needs on Baker Place Road, and staff believes some quantifying of those needs is necessary.

The narrative states that the building materials of the residential units will be a blend of stone, brick, stucco, hardiboard and cedar shakes "with time tested architectural details."

Staff recommends tabling this request so that the narrative statement can be updated to reflect the change in concept and so that a traffic impact analysis can be prepared if the Planning Commission concurs that this information is needed to review the development.

Interdepartmental Review

Conditions

Engineering: The property is located in the Euchee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.



REZONING

January 18, 2007

FILE: RZ 06-12-10

R-A and M-1 to PUD

1. Portions of this property lie within the 100-year flood plain. All "A" zoned property must be studied by an appropriate methodology to determine a BFE.
2. State waters are present on the property. If a stream buffer variance is required for any aspect of site work, you must have approval from the Georgia Environmental Protection Department.
3. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
4. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
5. Storm water detention will be required unless site improvements result in no net increase in runoff.
6. A left turn analysis will be required to determine the need for installation of a left turn lane on to Baker Place Road.
7. A deceleration lane, dimensioned for the posted speed limit on both Chamblin Road and Baker Place Road will be required.
8. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
9. A site plan must be submitted to and approved by the County Engineer.
10. All proposed improvements must conform to current county standards.

Water and Sewer: The Owner/Developer will be responsible for all costs to extend sewer and/or water to property.

Storm Water: Permanent drainage and utility easements are required. A 20 foot easement is required over all storm water infrastructure.

Construction and Maintenance: Access and site distance for driveways to be approved by County Engineering Department. Left and right turn lanes may be required due to traffic volume.

Green Space: All open space (green space) must be designated as passive or active. All passive open space must be donated to Columbia County Green Space program or put into a conservation easement. This property is located in proximity to a future greenway.

Comments

Water and Sewer: County water is available on a twelve inch line on Chamblin Road. County sewer is available on a fifteen inch line along Euchee Creek. This project will affect the capacity of existing water and sewer infrastructure. It will add a considerable amount of flow to the sanitary sewage system.

Storm water: There are no active projects in the area.

Construction and Maintenance: This project will not affect the priority of planned road projects.

Health Department: Should have county sewer.

Sheriff: No comments received.

Board of Education: Lewiston Elementary, Columbia Middle School and Greenbrier High School are above capacity. New construction through Columbia County has and will continue to bring families into areas of our school system that are presently overcrowded. When overcrowded conditions occur in any one of our schools, there is a possibility that children will be housed in portable classrooms. With the influx of new subdivisions being built around our schools, the problem with traffic congestion and road access during school morning and afternoon hours as students are being picked up or dropped off will continue to increase. This project is navigable by school buses.

Green space: This property is located in a targeted area for green space. There are green space program lands in the area along Euchee Creek in Ashbrooke subdivision.



REZONING

January 18, 2007

FILE: RZ 06-12-10

R-A and M-1 to PUD

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The proposed use of different forms of residential is appropriate with the accelerated growth in this part of the county. Office and commercial development are not appropriate.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	Most of the surrounding area is still low density residential or agricultural or vacant land. The infrastructure in the area is reflective of this more rural setting. This magnitude of development could exceed the capacity of the utility and street systems.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The development is compatible with the GMP to the extent that the development remains residential in concept and to the extent infrastructure needs can be provided to accommodate the proposed development.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The current R-A zoning is not appropriate as development moves westward and as services are provided to this area. The M-1 zoning is not appropriate due to the lack of access to the site.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	A development of this magnitude could impose excessive or burdensome use of public facilities and services. For that reason approval should be based upon better knowledge of the capacity of the infrastructure, particularly the street network.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The growth management plan contemplated that urbanized development would migrate to this area. The speed at which development is occurring is more rapid than anticipated.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The concept appears reasonable. Questions still remain whether or not the development is too intensive for the level of facilities and services that are available to the area.

Crawford Creek Aerial

An aerial photograph of a rural and suburban landscape. A yellow line outlines a large, irregular area in the center. Four yellow arrows point from text labels to specific locations: 'Hereford Farm Road' points to a road on the left; 'Tudor Branch' points to a stream in the lower-left; 'Pinebrook at Farmington' points to a residential development on the right; and an unlabeled arrow points to a road at the top. A purple-shaded rectangular area is located at the top left, near the title.

Hereford
Farm Road

Tudor Branch

Pinebrook at
Farmington

Brookhaven East Crawford Creek





PRELIMINARY PLAT

BROOKHAVEN EAST CRAWFORD CREEK

Property Information

Subdivision Name	Brookhaven East Crawford Creek
Location/address	William Smith Boulevard off of Hereford Farm Road
Development Acreage	11.254 acres
Number of lots/units	88 units (7.8 units/acre)
Zoning	Planned Unit Development (PUD)
Engineer/Surveyor	Elite Engineering
Commission District	District 3 (Ford)
Recommendation	Withdrawal at the Petitioner's Request

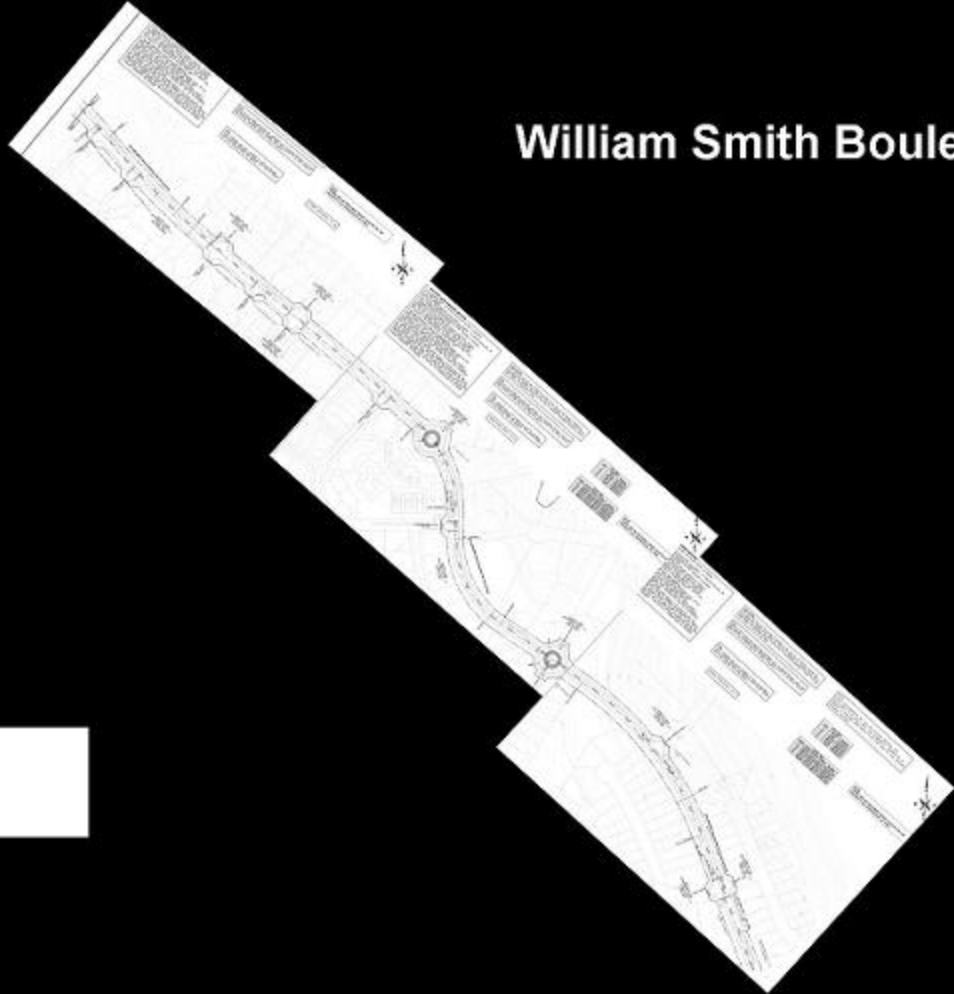
Summary and Recommendation

This subdivision is a part of the large Crawford Creek development that is located south of Hereford Farm Road and north of Columbia Road. The project is a PUD with varying kinds of housing ranging from large lot single family to town home development. The project is being done in phases with several of the phases moving rather rapidly. The project also includes the construction of a collector road between Hereford Farm Road and Columbia Road.

This subdivision was submitted to the county on November 27 for the typical 30 to 35 day review cycle. It has not received approvals from the various county agencies or from Natural Resources and Conservation (NRCS). The petitioner has advised staff that he is unable to sell the proposed units to potential builders at this time, so he has requested that the application for this section of the subdivision be withdrawn until such time when he is able to market the units for sale more effectively.

Staff recommends **withdrawal of the petition as requested by the petitioner.**

William Smith Boulevard





PRELIMINARY PLAT

WILLIAM SMITH BOULEVARD

Property Information

Subdivision Name	William Smith Boulevard
Location/address	off of Hereford Farm Road
Development Acreage	N/A
Number of lots/units	Street Dedication
Zoning	Planned Unit Development (PUD)
Engineer/Surveyor	Elite Engineering
Commission District	District 3 (Ford)
Recommendation	Tabling at the Petitioner's Request

Summary and Recommendation

This is the main collector road that services the large subdivision development called Crawford Creek that is located south of Hereford Farm Road and north of Columbia Road. The project is a PUD with varying kinds of housing ranging from large lot single family to town home development. The project is being done in phases with several of the phases moving rather rapidly. The construction of this collector road between Hereford Farm Road and Columbia Road is currently awaiting plans to tie into North old Belair Road, which is of a much reduced right of way. Planning staff will be investigating ways in which the County can aid the developer in making this tie-in so that it will accommodate the additional traffic that will be generated from the Crawford Creek development. This may include either condemnation or purchase of properties. It is also important to note that the developer does not have condemnation powers, so this would be left solely to the County to handle, should this be the direction recommended to staff.

This road plan was submitted to the county on October 31 for the typical 30 to 35 day review cycle. It has not received approvals from the various county agencies or from Natural Resources and Conservation (NRCS). Without these required approvals the subdivision cannot be approved on January 18. At that meeting the subdivision will have to be disapproved or may be tabled if requested by the petitioner.

Staff recommends **disapproval unless tabling is requested by the petitioner.**

The Oconee Plat





PRELIMINARY PLAT

THE OCONEE

Property Information

Subdivision Name	The Oconee
Location/address	William Smith Boulevard
Development Acreage	20.36 acres
Number of lots/units	45 lots (2.21 lots/acre)
Zoning	Planned Unit Development (PUD)
Engineer/Surveyor	Elite Engineering
Commission District	District 3 (Ford)
Recommendation	Approval with conditions

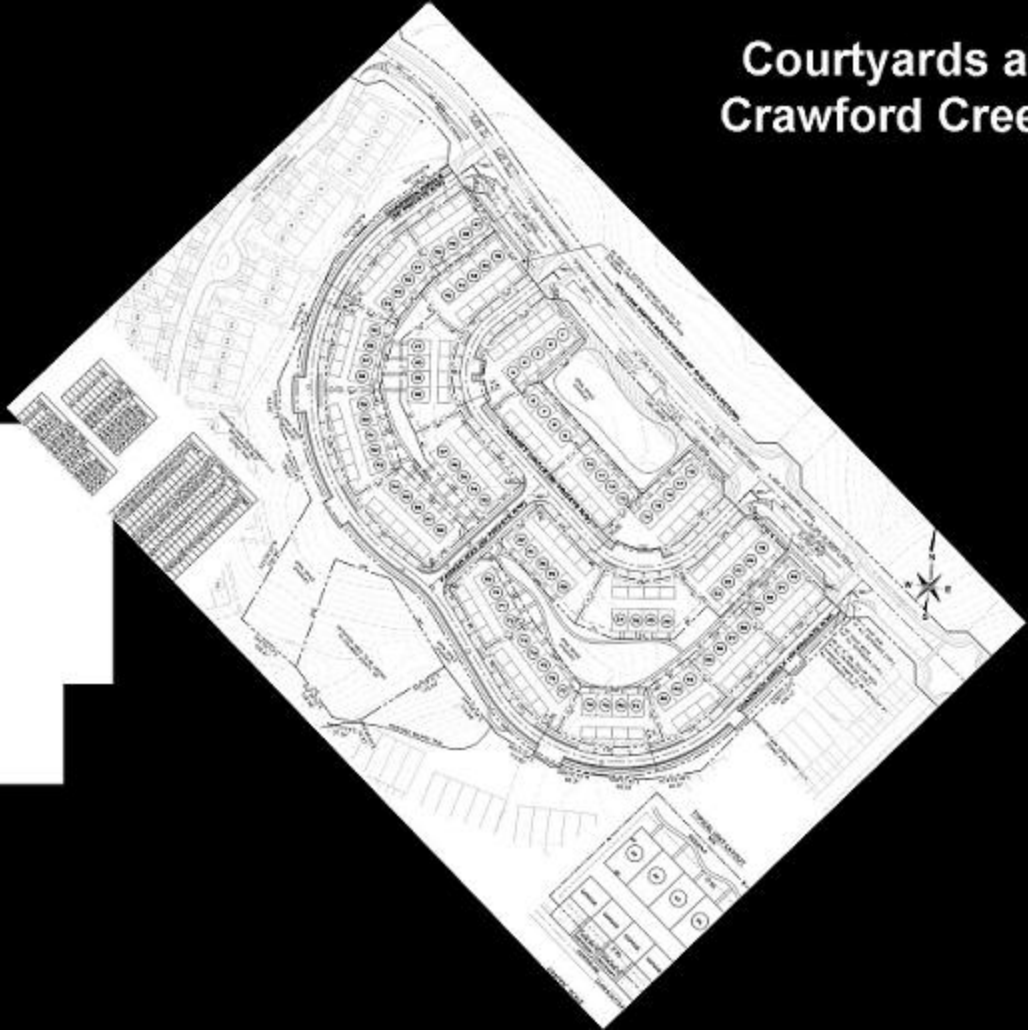
Summary and Recommendation

This subdivision is a part of the large development called Crawford Creek that is located south of Hereford Farm Road and north of Columbia Road. The project is a PUD with varying kinds of housing ranging from large lot single family to town home development. The project is being done in phases with several of the phases moving rather rapidly. The project also includes the construction of a collector road between Hereford Farm Road and Columbia Road.

This subdivision was submitted to the county on October 13 for the typical 30 to 35 day review cycle. It has recently received approvals from the various county agencies including Natural Resources and Conservation (NRCS). This item had been tabled at the January 4 meeting to allow for additional time to gain these approvals.

Staff recommends **approval with conditions** and all departmental comments included.

Courtyards at Crawford Creek





PRELIMINARY PLAT

COURTYARDS AT CRAWFORD CREEK

Property Information

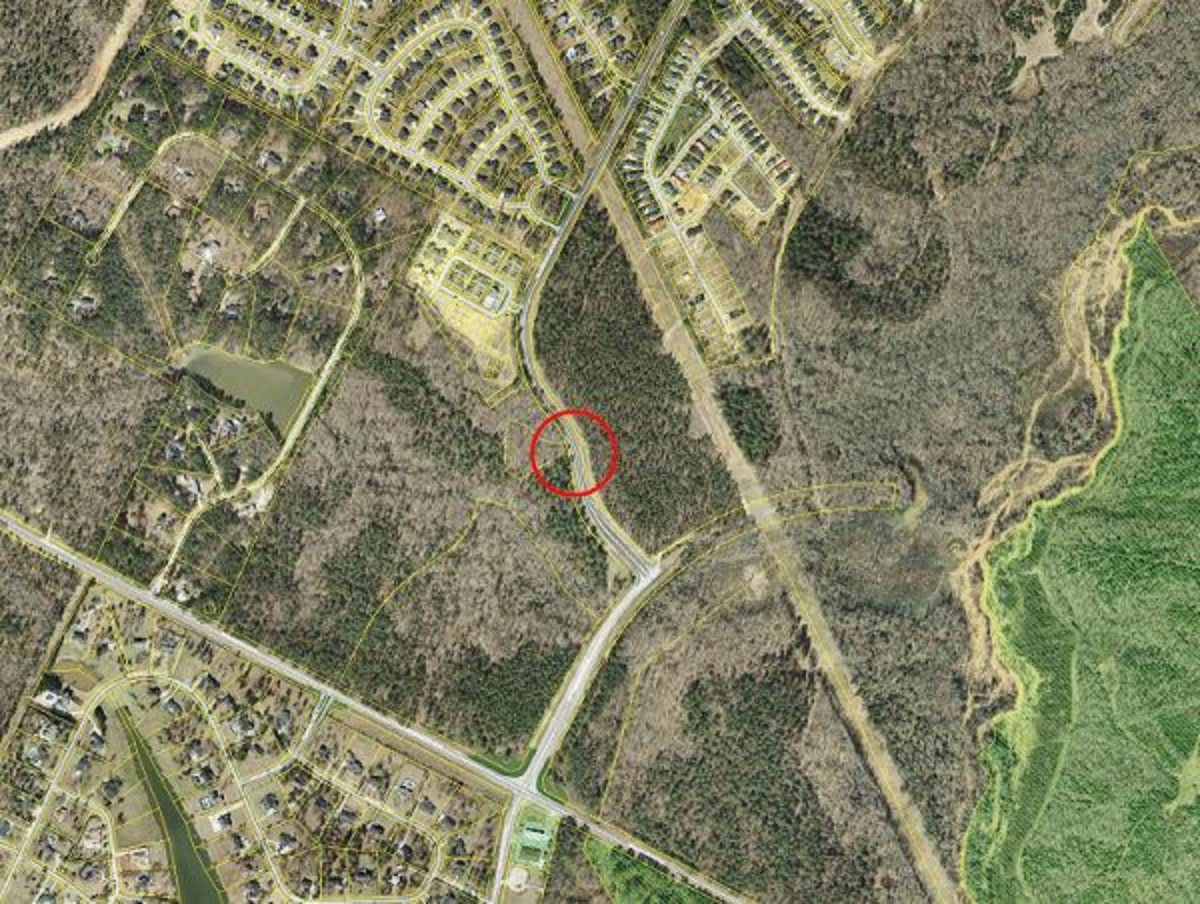
Subdivision Name	Courtyards at Crawford Creek
Location/address	William Smith Boulevard off of Hereford Farm Road
Development Acreage	15.20 acres
Number of lots/units	92 units (6.05 units/acre)
Zoning	Planned Unit Development (PUD)
Engineer/Surveyor	Elite Engineering
Commission District	District 3 (Ford)
Recommendation	Tabling at the Petitioner's Request

Summary and Recommendation

This subdivision is a part of the large development called Crawford Creek that is located south of Hereford Farm Road and north of Columbia Road. The project is a PUD with varying kinds of housing ranging from large lot single family to town home development. The project is being done in phases with several of the phases moving rather rapidly. The project also includes the construction of a collector road between Hereford Farm Road and Columbia Road.

This subdivision was submitted to the county on September 26 for the typical 30 to 35 day review cycle. It has not received approvals from the various county agencies or from Natural Resources and Conservation (NRCS). Without these required approvals the subdivision cannot be approved on January 18. At that meeting the subdivision will have to be disapproved or may be tabled if requested by the petitioner.

Staff recommends **disapproval unless tabling is requested by the petitioner.**



Riverwood Parkway Revision





PRELIMINARY PLAT

RIVERWOOD PARKWAY REVISION

Property Information

Subdivision Name	Riverwood Parkway Revision
Location/address	Amberley Lane at Riverwood Parkway
Development Acreage	N/A
Number of lots/units	Subdivision Road Revision
Zoning	PUD (Planned Unit Development)
Engineer/Surveyor	Civil Design Solutions
Commission District	District 3 (Ford)
Recommendation	Approval with conditions

Summary and Recommendation

The developer, Riverwood Land, LLC, seeks preliminary plat approval for a revision to the design for Riverwood Parkway at its intersection with Amberley Lane. This petition is in for consideration of only the modifications to the existing Riverwood Parkway right of way, not as a revision to the Amberley II subdivision. Originally, this intersection was designed to be a typical intersection with Riverwood Parkway acting as a through street. After some additional planning and consideration of future traffic flow involving the proposed commercial villages surrounding this intersection, both staff and the developer have determined that a traffic circle would be the best alternative. Several factors were taken into consideration to arrive at this conclusion. The County engineer in his review of this proposal wishes to note that he will be working to maintain adequate traffic flow within the existing Riverwood Parkway right of way while the new traffic circle is constructed. Control of the traffic circle construction is empowered to the county engineer through Chapter 74 Articles III and IV of the subdivision regulations. The plat has received all necessary approvals with a few changes to be made to the plat before release for construction.

Staff recommends **approval with conditions**.

McConnell Run I and II aerial



[illegible]

erosion control measures
be in place prior to any
disturbing activity



PRELIMINARY PLAT

McCONNELL RUN I AND II

Property Information

Subdivision Name	McConnell Run I and II
Location/address	Dozier Road
Development Acreage	86.23 acres
Number of lots/units	30 lots (0.35 lots per acre, 2.87 acre average lot size)
Zoning	R-A (Residential Agriculture)
Engineer/Surveyor	Civil Design Solutions
Commission District	District 4 (Anderson)
Recommendation	Approval with conditions

Summary and Recommendation

Mr. Bill McConnell seeks preliminary plat approval for McConnell Run, Phases I and II located on the south side of Dozier Road, north of White Oak Road. The preliminary plat is for 30 lots on 86.23 acres. The density of this section is 0.35 lots per acre with the average lot size of 2.87 acres. This subdivision has been in the County for approval since April of 2005, and since that time it has gone through extensive changes and re-designs to arrive at the current product. The plans have received all approvals including NRCS with a few minor changes to be made prior to release of the plans for construction.

Departmental conditions include:

- Construction and Maintenance: Engineering department must approve site distances, ingress and egress requirements. Developer must be responsible for damage to existing streets caused by the development.
- Fire Marshal: Verification of adequate water supply for fire hydrants required for fire protection.
- Water and Sewer: Developer shall incur all costs of installing water if required. Developer shall also abide by all local, state and federal requirements to include HR rules and regulations and Columbia County Standards.
- Health: The soil map derived from the Level 3 soil survey shall be overlaid onto a copy of the final subdivision plat. All soil studies must be done by a certified soil classifier registered with the State of Georgia.
- Engineering: Stormwater detention will be required with post-developed discharge less than pre-developed conditions through the 50-year storm. Portions of this property lie within the 100-year flood plain. All "A" zone property must be studied by an appropriate methodology to determine Base Floor Elevations. All plans must be approved by the county engineer.



PRELIMINARY PLAT

MCCONNELL RUN I AND II

Departmental Comments:

- Sheriff: A deceleration lane off Dozier Road is recommended into both entrances for the project.

Staff recommends **approval with conditions** and all departmental comments included.



REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R2 to S1

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION: 073C027

Tax Map # 073C034A, 073C034 Parcel # SAME

Address 4594 Columbia Rd Acreage 7.49

Road Frontage 453.84 feet on the North/South/East/West (circle one) side of Oak Ridge Road. Property is approximately 197 feet from the intersection of Columbia Rd + Oak Ridge Rd. The attached plat for the property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Trinity Baptist Church APPLICANT: _____

ADDRESS: 4594 Columbia Rd ADDRESS: _____

CITY: Martinez ZIP: 30907 CITY: _____ ZIP: _____

PHONE #: 706-863-1222 PHONE #: _____

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Owner's Signature _____

Ron Hankal
Applicant's Signature

Subscribed and sworn to before me on 23rd day of May 2006

By: Robbie Stevens Notary Public 3-23-07

Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: 8/8/06
Public Hearing Date: 7/21
File # R2-06-07-05

**NARRATIVE
FOR
TRINITY BAPTIST CHURCH**

Trinity Baptist Church wishes to rezone this 7.49 acres located between Hillcrest Road and Oak Ridge Road from R-2 to S-1 to bring the property into compliance with county zoning requirements. The church currently owns the property, and wishes to construct an athletic field with some additional parking and an access road to said field.

There is an existing pond on the property that will be used for recreational and detention. The two houses located on the property will be used by the church at some point in time as athletic equipment storage and youth activities.

With the approval of this zoning the church will break ground on the athletic field and access road in early spring. The parking lot will be constructed in middle to late summer. Completion of all improvements should be in the fall of 2007.

There will be a 20' buffer maintained along the southern property line and a 10' buffer maintained along the right of way of Oak Ridge Road. All drainage flows to the middle of the parcel and is collected in the pond located therein. Stormwater will then be released at an undeveloped rate to the existing creek located on the south end of the property.

C-2 Belair

2

PUD C-2

S-1

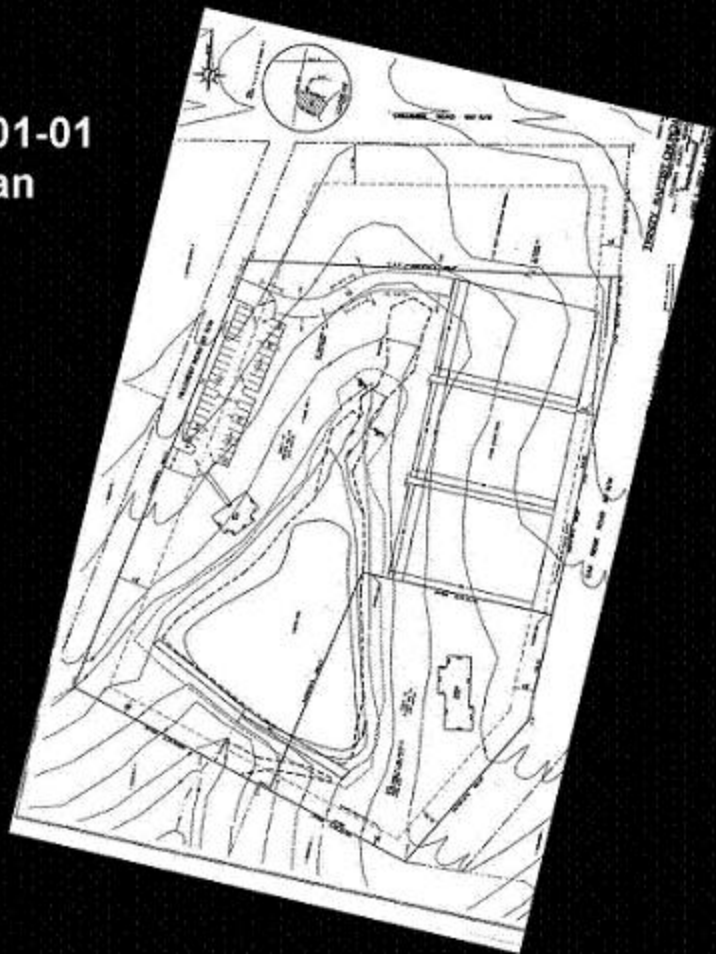
R-2

RZ 07-01-01 Zoning / FLU



RZ 07-01-01 Aerial

RZ 07-01-01
Site Plan





REZONING

January 18, 2007

FILE: RZ 07-01-01

R-2 to S-1

Property Information	
Tax ID	Tax Map 073C Parcels 027, 034, and 034A
Location/address	Hillcrest Drive and Oakridge Road
Parcel Size	± 7.50 acres
Current Zoning	R-2 (Single Family Residential)
Existing Land Use	Vacant/Residential
Future Land Use	High Density Residential
Request	S-1 (Special District)
Commission District	District 3 (Ford)
Recommendation	Approve

Summary and Recommendation

Trinity Baptist Church, owner and applicant, requests the rezoning of 3 parcels containing approximately 7.5 acres located on Columbia Road from R-2 single-family residential to S-1 in order to bring current development into conformity with county zoning requirements, and to allow for the construction of athletic fields and additional parking. The property is bounded other church property to the north and northwest, by single family residential uses to the south and southwest, and by multifamily townhome development to the east. There are currently residential houses on two of the parcels. These properties have been acquired by the church, and the residential structures are proposed as athletic equipment storage and youth activities. There is also an existing pond on the property that will be used for recreation and detention. The S-1 property that is owned by the church will expand from 5.3 acres to 12.8 acres if the request is approved.

The requested change in zoning will require buffering to the south where the property adjoins single family residential use. In addition, the site plan and the narrative submitted by the church propose a ten-foot buffer along Oak Ridge Road where the church property adjoins the multifamily townhome development.

The property is located within the Tier Two Columbia node. According to the nodal analysis performed by staff, rezoning the 7.5 acre lot currently zoned R-2 would eliminate 21 potential single-family units. The node already has a sufficient amount of single-family housing. Therefore, the proposed rezoning would not adversely affect the node's housing mix. In addition, the property will be required to meet the provisions of the Corridor Protection Overlay District (CPOD).

Staff recommends approval.



REZONING

January 18, 2007

FILE: RZ 07-01-01

R-2 to S-1

Interdepartmental Review

Node Analysis

Tier II nodes can contain retail, office/professional, civic, and dense residential land uses such as smaller multi-family developments and townhomes. Generally Tier II nodes will have less acreage and less commercial square feet than Tier I nodes and are generally about 1 mile in diameter.

The GMP recommends 300,000-600,000 square feet of Commercial floor area in Tier II nodes.

Current Status

64.7% Residential
9.7% Commercial
2.2% Professional
23.4% Open Space & Institutional

364,371 sq. ft. of built & potential Commercial floor area (at 0.16 FAR)

Impact of Rezoning

63.6% Residential
9.7% Commercial
2.2% Professional
24.5% Open Space & Institutional

Housing Mix

GMP Goal

"Tier II nodes can contain... dense residential land uses such as smaller multi-family developments and townhomes."

Current Status

756 s.f. units (90.8%)
77 m.f. units (9.2%)

Impact of Rezoning

Rezoning the 7.5 acre lot currently zoned R-2 would eliminate 21 potential single-family units. The node already has a sufficient amount of single-family housing, therefore the proposed rezoning would not adversely affect the node's housing mix.

Balance of multi-family housing to commercial floor area

GMP Goal

1 m.f. unit per 1,000 square feet of Commercial floor area is an appropriate balance.

Current Status

0.2 m.f. units per 1,000 square feet of Commercial floor area



REZONING

January 18, 2007

FILE: RZ 07-01-01

R-2 to S-1

Impact of Rezoning

An increase in S-1 zoning would not affect the balance of m.f. units to the Commercial floor area. In the future, additional multi-family development should be encouraged in the node.

The proposed rezoning is consistent with the GMP's Nodal Development concept.

Conditions

Engineering: The property is located in the Euchee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If any changes are proposed to the current site configuration, a site plan must be submitted to and approved by the County Engineer. The plan, if required, must include:
 - All proposed improvements must conform to current county standards.
 - Storm water detention will be required unless site improvements result in no net increase in runoff.
 - A deceleration lane, dimensioned for the posted speed limit will be required unless a formal deceleration waiver is requested. A deceleration waiver will be granted only if documentation is provided showing less than 50 vehicles per day enter into the business or the cost of the deceleration lane is greater than 20% of the total project cost.
 - If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
 - If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
2. State waters are present on the property. If a stream buffer variance is required for any aspect of site work, approval from the Georgia Environmental Protection Department is required.
3. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.

Storm Water: Permanent drainage and utility easements are required. A 20 foot permanent easement is required over all storm water infrastructure.

Construction and Maintenance: County Engineer to review access to county road. Access to SR232 (Columbia Road) must be approved by the GDOT.

Comments

Water and Sewer: County water is available on a two and ten inch line on Hillcrest Drive and Oakridge Road. County sewer is available on an eight inch line on Hillcrest Drive. The size and location of the sewer are adequate for development. This project will not affect the capacity of existing water and sewer infrastructure.

Storm water: There are no active projects in the area.

Construction and Maintenance: This project will affect the priority of planned road projects. Right-of-way is proposed for 2009 (construction long range) for future widening.

Health Department: Should have county sewer.



REZONING

January 18, 2007

FILE: RZ 07-01-01

R-2 to S-1

Sheriff: There have been traffic accidents in the past 12 months. This project will not affect safety and traffic conditions in the area. There is adequate access for public safety vehicles.

Green space: This property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	Since the property adjoins other S-1 property owned by the church, the proposed use is suitable in view of the zoning and development of adjacent and nearby property.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The development is compatible with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property could be used as single family residential. However, its proximity to other church property and multifamily townhome development would suggest that the property is better suited for institutional or higher density residential uses.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal will not cause excessive or burdensome use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is reflected in existing zoning of surrounding properties.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The proposal meets this balance test.

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from M-1 to G-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 074A Parcel # 035A
Address 4067 JIMMIE DYESS PKWY Acreage 1.80 ACS
Road Frontage 294.92 feet on the North/South/East/West (circle one) side of
JIMMIE DYESS PKWY Property is approximately 991.5 feet from the
intersection of PARK WEST DR The attached plat for the
property was prepared by JAMES G. SWIFT/ASSOC and dated 11/16/06

PROPOSED USE:

If approved, the property will be used for the following purposes:

HOTEL/REST.

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Vic of Augusta LLC APPLICANT: Chas. Bo Slaughter
ADDRESS: 609. McKimel Pkwy ADDRESS: 1206 INTERSTATE PKWY
CITY: Evans ZIP: 30809 CITY: AUGUSTA ZIP: 30904
PHONE #: 706-951-6789 PHONE #: 706-868-8803

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Vic of Augusta LLC
Agent for
Owner's Signature

Chas. Bo Slaughter
Applicant's Signature

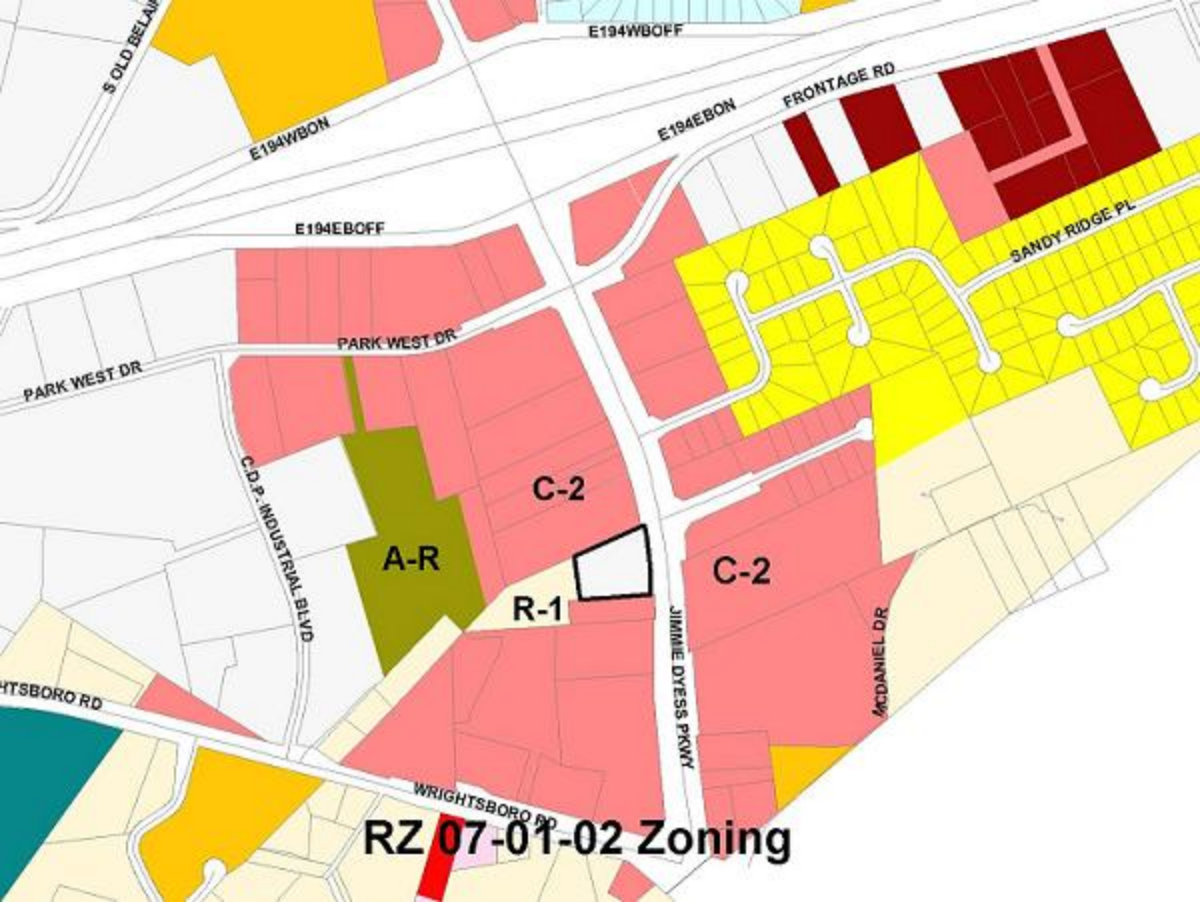
Subscribed and sworn to before me on 7th day of December 2006
By: Parvula S. Slaughter Notary Public

Please turn original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division



P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____



RZ 07-01-02 Zoning



REZONING

January 18, 2007

FILE: RZ 07-01-02

M-1 to C-2

Property Information	
Tax ID	Tax Map 074A Parcel 035A
Location/address	4067 Jimmy Dyess Parkway
Parcel Size	± 1.65 acres
Current Zoning	M-1 (Light Industrial)
Existing Land Use	Vacant/Industrial
Future Land Use	Commercial
Request	C-2 (General Commercial)
Commission District	District 4 (Anderson)
Recommendation	Approve

Summary and Recommendation

VIC of Augusta, owner, and Bo Slaughter, applicant, request the rezoning of 1.8 acres of property from M-1 light industrial to C-2 general commercial to allow for the construction of a hotel and restaurant. The property is located at 4067 Jimmy Dyess Parkway, and is located within the Tier Two Interstate Service Area node. The property is surrounded by other C-2 property with the exception of a 1.74 acre tract that remains R-1, and is located immediately to the west. The applicant is negotiating with the current property owner, and staff anticipates that the adjacent property will be requested to be rezoned and joined with the subject property at some future date.

According to the Growth Management Plan (GMP), industrial zoning is discouraged in Tier II nodes. In addition, the former industrial uses of the property has either relocated or gone out of business, and the property is currently vacant. In the nodal analysis prepared by staff, it is noted that an increase of 1.65 acres of C-2 zoning would likely result in 15,094 sq. ft. of additional Commercial floor area. To meet the goals of the GMP, 15 more multi-family units should be added in the future to keep an appropriate ratio of multi-family units to commercial floor area. Therefore, the proposed rezoning is consistent with the GMP's Nodal Development concept.

Staff recommends approval.

Interdepartmental Review

A Community of Pride...A County of Vision...Endless Opportunity



REZONING

January 18, 2007

FILE: RZ 07-01-02

M-1 to C-2

Node Analysis

Tier II nodes can contain retail, office/professional, civic, and dense residential land uses such as smaller multi-family developments and townhomes. Generally Tier II nodes will have less acreage and less commercial square feet than Tier I nodes and are generally about 1 mile in diameter.

The GMP recommends 300,000-600,000 square feet of Commercial floor area in Tier II nodes.

Current Status

32.2% Residential
25.7% Commercial
0.4% Professional
35.1% Industrial
6.6% Open Space & Institutional

729,013 sq. ft. of built Commercial floor area (at 0.21 FAR)

1,250,907 sq. ft. of built & potential Commercial floor area (at 0.21FAR) based upon current zoning

Impact of Rezoning

32.2% Residential
26.0% Commercial
0.4% Professional
34.9% Industrial
6.6% Open Space & Institutional

Industrial zoning is discouraged in Tier II Nodes.

Housing Mix

GMP Goal

"Tier II nodes can contain... dense residential land uses such as smaller multi-family developments and townhomes."

Current Status

138 s.f. units (90.8%)
327 m.f. units (9.2%)

Impact of Rezoning

Rezoning the 1.65 acre lot currently zoned M-1 would not change the Node's housing mix. Because industrial land use is incompatible with residential development, the proposed rezoning could help attract more housing to the Node.

Balance of multi-family housing to commercial floor area



REZONING

January 18, 2007

FILE: RZ 07-01-02

M-1 to C-2

GMP Goal

1 m.f. unit per 1,000 square feet of Commercial floor area is an appropriate balance.

Current Status

0.44 m.f. units per 1,000 square feet of Commercial floor area

Impact of Rezoning

An increase of 1.65 acres of C-2 zoning would likely result in 15,094 sq. ft. of additional Commercial floor area. To meet the goals of the GMP, 15 more multi-family units should be added in the future to keep an appropriate ratio of multi-family units to commercial floor area.

The proposed rezoning is consistent with the GMP's Nodal Development concept.

Conditions

Engineering: The property is located in the Euchee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
2. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
3. Storm water detention will be required unless site improvements result in no net increase in runoff.
4. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
5. Access to the property from SR 383 (Jimmy Dyess Parkway) must be approved by GDOT.
6. A site plan must be submitted to and approved by the County Engineer.
7. All proposed improvements must conform to current county standards.

Water and Sewer: The Owner/Developer will be responsible for all costs to extend sewer and/or water to property.

Storm Water: Permanent drainage and utility easements are required. A 20 foot easement is required over all storm water infrastructure.

Construction and Maintenance: Access and driveway requirements per GDOT – (SR 383).

Comments

Engineering: Recommend performing a due-diligence environmental site analysis due to past site usage.

Water and Sewer: County water is available on a ten inch line on Jimmy Dyess Parkway. County sewer is available on an eight inch line on the side and in the rear of the adjacent properties to the south and east. The size and location of the sewer are adequate for development. This project will affect the capacity of existing water and sewer infrastructure.

Storm water: There are no active projects in the area.

Construction and Maintenance: This project will not affect the priority of planned road projects.

Health Department: Should have county sewer.



REZONING

January 18, 2007

FILE: RZ 07-01-02

M-1 to C-2

Sheriff: There have been traffic accidents in the past 12 months. This project will affect safety and traffic conditions in the area. Development in this area will increase vehicular traffic. Patrols will be needed to monitor increased traffic flow and safety conditions. Patrols will also be needed for crime prevention during the construction phase and continue after the completion of the project. There is adequate access for public safety vehicles. A deceleration traffic lane into the project is recommended if the entrance/exit is off Jimmy Dyess Parkway.

Green space: This property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The proposed use is suitable in view of the zoning and development of adjacent and nearby property.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The surrounding area is already zoned for commercial use. Therefore, the zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The development is compatible with the GMP in that the GMP discourages industrial uses within the Tier II nodes.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The current M-1 zoning is not appropriate within a Tier II node.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal will not cause excessive or burdensome use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is reflected in existing zoning of surrounding properties.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The proposal meets this balance test.

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from C-2 to PUD

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhouse Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION

Tax Map # 077A Parcel # 011J
Address Evans to Locks Rd
Acreage 1.14 ACS
Road Frontage 185.37 feet on the North/South/East/West (circle one) side of N Belair Rd
Property is approximately 0 feet from the intersection of Evans to Locks Rd
The attached for the property was prepared by James G. Swift & Associates and is dated Dec 5, 2006.

PROPOSED USE

If approved, the property will be used for the following purposes:

Retail / Commercial

APPLICANT AND OWNERSHIP INFORMATION

OWNER Food Lion Plaza Partners APPLICANT Bo Slaughter
3531 Walton Way 1206 Interstate Pkwy
ADDRESS Augusta GA 30909 ADDRESS Augusta, GA 30909
PHONE # (706) 210-7114 PHONE # (706) 868-8803

DISCLOSURES

Does any local government official or member of the family have a financial interest in property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statement contained in or submitted with this application are true.

[Signature]
Owner's Signature

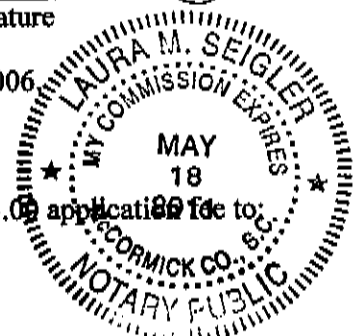
[Signature]
Applicant's Signature

Subscribed and sworn to before me on 11th day of December 2006

By: Laura M. Seigler Notary Public

Please return original notarized application and 10 copies, along with your \$535.00 application fee to:

Columbia County Planning and Zoning Division
P. O. Box 498
630 Washington West Drive
Evans, GA 30809
Phone 706-868-3400 Fax 706-868-3381



OFFICE USE ONLY

FILE #:	<u>R207-01-03</u>
DATE RECEIVED:	

**A NARRATIVE FOR
601 NORTH BELAIR PLACE - 3.73 ac
&
FOOD LION PLAZA PARTNERS - 1.14 ac
TOTAL PLANNED UNIT DEVELOPMENT AREA = 4.87 ACRES**

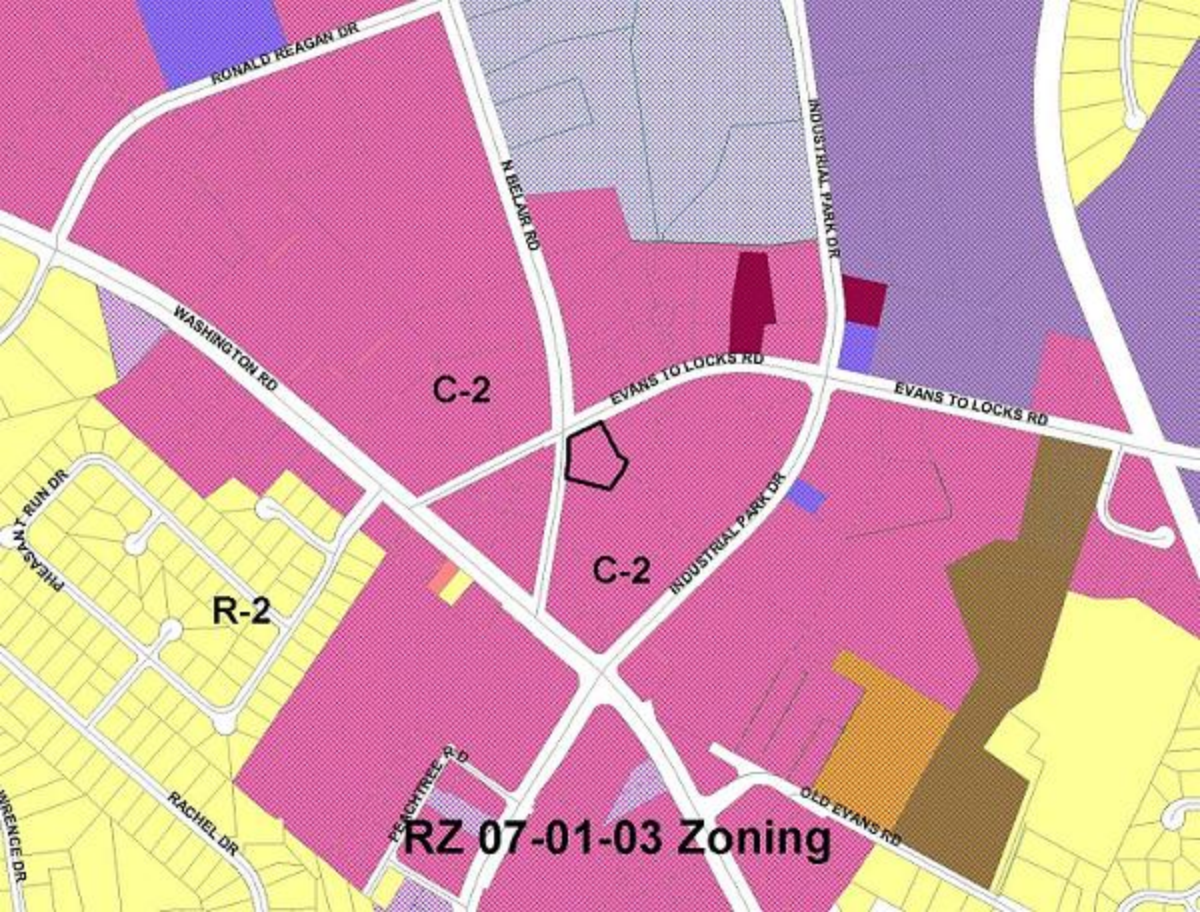
The proposed development consists of a 3.73 acre tract situated at 601 North Belair Road 230' south of the intersection of Evans to Locks Road. The property was formerly a retirement home. The existing building is to be removed from the site. The proposed development will contain office / commercial town homes and one restaurant site. An additional 1.14 acre of property located on the northeast side will complete this PUD. The 1.14 acre of property will include some form of C-2 development under this PUD.

Parcel "A" will consist of two specific type developments: 1.42 acres will be for a 5000 SF stand alone restaurant, while the remaining 2.31 acres will be 29 1600 SF 2-story commercial / retail (C-2 use) units. The 29 parcels will range in size from 928 SF to 960 SF. There will be a zero (0) side, front, and rear setback on all 29 parcels in this section. There will be a 3' MBL on all side and rear property lines in this section and a 5' front setback along North Belair Road. There will be a cross easement for parking over all 218 spaces for both the restaurant and commercial / retail units. An ingress / egress / access easement will be reserved over all travel ways for continuous flow throughout the development. There will be no roads, only two driveways at North Belair Road which will be the access to all properties. No rights-of-way will exist , only a blanket easement over all common areas for access and utilities.

Parcel "B" will consist of a number of retail units that may or may not be sold individually. These units will have uses that are permitted in the C-2 zoning. Columbia County agrees that the site plan is conceptual only and may change when developed as long as square footage and parking are in compliance with C-2 zoning as of 12/15/06. This parcel will be accessed from a driveway on North Belair Road and also off an existing entrance road to the east. An access / utility easement will be reserved over all common areas and the required number of parking spaces will be shared among all units. There will be a zero (0) lot setback on the individual units and a 3' MBL on the rear and side property lines. There will be a 5' MBL on North Belair Road and Evans to Locks Road on the overall parcel.

The drainage from this parcel will be diverted to the existing detention pond located in the southeast corner of the Food Lion Plaza. The property will be serviced by an existing 12" water main along North Belair Road. An existing 8" sanitary sewer is being extended from the east site of this property. The streets, storm drainage system, sanitary sewer system and water system will be private and maintained by the Property Owners Association.

MBH Holdings, Inc. has a desire to bring a different product to the Evans area. The P.U.D. zoning is the only way to accomplish this product. The size of the lots needs to be small to encompass the 2-story commercial / retail units. Since these units are attached, the setbacks within the unit parcels will be zero. The P.U.D. zoning allows for a unique Evans Town Center type development to be constructed on these parcels of land. All construction materials will adhere to the Evans Town Center requirements and will make for a very aesthetic building and development.



RONALD REAGAN DR

N BELAIR RD

INDUSTRIAL PARK DR

WASHINGTON RD

C-2

EVANS TO LOCKS RD

EVANS TO LOCKS RD

PHEASANT RUN DR

R-2

C-2

INDUSTRIAL PARK DR

WRENCH DR

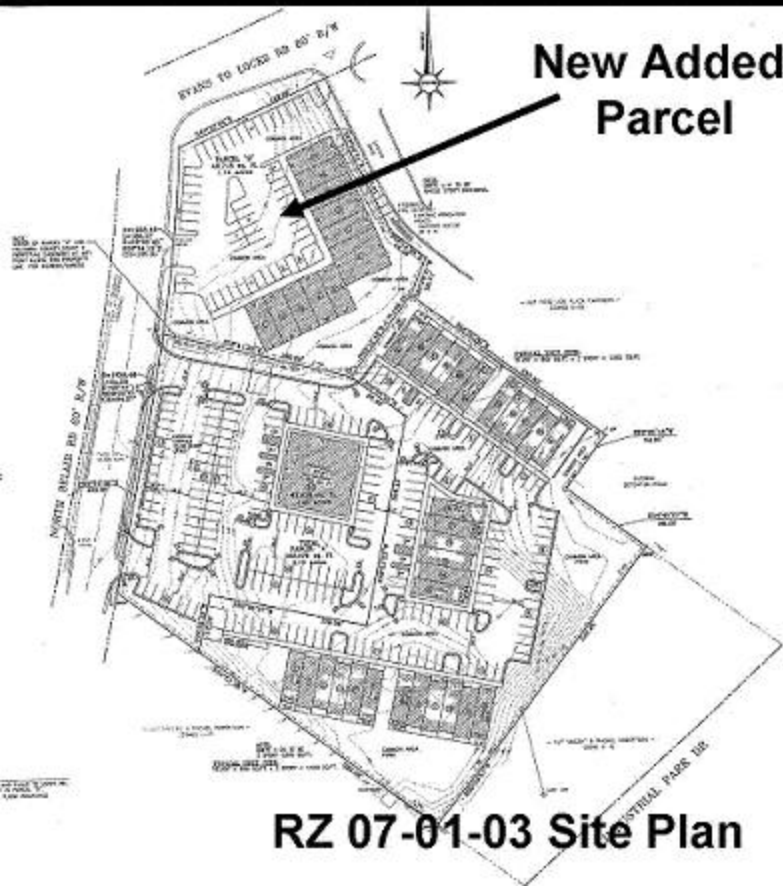
RACHEL DR

PEACHTREE RD

OLD EVANS RD

RZ 07-01-03 Zoning

**New Added
Parcel**



RZ 07-01-03 Site Plan



REZONING

January 18, 2007

FILE: RZ 07-01-03

C-2 to PUD

Property Information	
Tax ID	Tax Map 077A Parcel 011J
Location/address	Evans-To-Locks Road
Parcel Size	± 1.14 acres
Current Zoning	C-2 (General Commercial)
Existing Land Use	Undeveloped Commercial
Future Land Use	Public Institutional
Request	PUD (Planned Unit Development)
Commission District	District 1 (Brown)
Recommendation	Approve

Summary and Recommendation

MBH Holdings, Inc., owner, and Bo Slaughter, applicant, seek the rezoning of a 1.14 acre parcel of land from C-2, general commercial, to planned unit development (PUD). The proposed development consists of several office and retail spaces. All of these uses are permitted in the current C-2 zoning district. However, the developer is seeking permission to create lots within the development for sale of individual office and retail buildings, and the lots to be created do not meet the area and dimensional requirements of the C-2 zoning district. The PUD zoning gives much greater flexibility with respect to lot size and setbacks that will enable the subdivision of property to occur. Parking and driveway areas will remain common to the entire development.

A companion parcel was approved by the Planning Commission at its December 21, 2006 meeting. It was noted that the original parcel was less than four acres in size, (3.73 acres). The current proposal is 1.14 acres, and the overall development plan is therefore 4.87 acres. The PUD zoning district sets forth a minimum lot size of four acres. The original zoning request is being delayed by the Board of Commissioners until the current proposal is acted upon by the Planning Commission. Should the Planning Commission approve the current proposal, the Board of Commissioners will take the two proposals together as one zoning action in order to achieve the four acre minimum lot size as prescribed by the Code of Ordinances.

The permitted uses in the PUD will be the same as those allowed within the C-2 zoning district. There will be interconnectivity within the entire PUD. The property is located within the Evans Town Center and is required to meet the Evans Town Center Overlay (ETCO) design criteria.

Staff recommends approval.



REZONING

January 18, 2007

FILE: RZ 07-01-03

C-2 to PUD

Interdepartmental Review

Conditions

Engineering: The property is located in the Reed Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
2. Storm water detention will be required unless site improvements result in no net increase in runoff.
3. A left turn analysis will be required to determine the need for installation of a left turn lane.
4. A deceleration lane, dimensioned for the posted speed limit will be required unless a formal deceleration waiver is requested. A deceleration waiver will be granted only if documentation is provided showing less than 50 vehicles per day enter into the business or the cost of the deceleration lane is greater than 20% of the total project cost.
5. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
6. A site plan must be submitted to and approved by the County Engineer.
7. All proposed improvements must conform to current county standards.

Water and Sewer: The Owner/Developer will be responsible for all costs to extend sewer and/or water to property.

Storm Water: Permanent drainage and utility easements are required. A 20 foot easement is required over all storm water infrastructure.

Construction and Maintenance: County Engineer to approve ingress and egress. A signal study is required due to impact at intersection. Right and left turn lanes will be required.

Comments

Water and Sewer: County water is available on a twelve inch line on Evans-To-Locks Road. County sewer is available on an eight inch line on Industrial Park Drive. The size and the location of the sewer are adequate for the development. This project will not affect the capacity of existing water and sewer infrastructure.

Storm water: There are no active projects in the area.

Construction and Maintenance: This project will affect the priority of planned road projects. Sidewalk proposed from North Belair Road to Columbia Industrial Drive and three lane Evans-To-Locks Road in the future.

Health Department: Should have county sewer.

Sheriff: There have been traffic accidents in the past 12 months. This project will affect safety and traffic conditions in the area. Development in this area will increase vehicular traffic. Additional patrols will be needed to monitor increased traffic flow, safety conditions, and crime prevention. There is adequate access for public safety vehicles.



REZONING

January 18, 2007

FILE: RZ 07-01-03

C-2 to PUD

Green space: This property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The uses permitted will remain the same as those allowed within the existing C-2 zoning. The rezoning will facilitate subdividing of the land in question.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The rezoning is compatible with zoning and land uses adjoining and nearby.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The PUD will carry out the intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The uses contemplated will be compatible with current zoning. The PUD zoning requested will enable the development to be subdivided for sale for investment purposes.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The rezoning will have no effect on the use of public facilities and services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The rezoning is compatible with current zoning.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The rezoning allows permitted uses to remain the same while providing the developer additional opportunities to sell parts of the development to other investors.

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from PUD to Amended PUD

R-A Residential Agriculture	R-4 Recreational Residential	C-3 Heavy Commercial
R-1 Single family residential	T-R Townhouse Residential	M-1 Light Industrial
R-1A Single family residential	A-R Apartment Residential	M-2 General Industrial
R-2 Single family residential	C-1 Neighborhood Commercial	P-1 Professional
R-3 Single family residential	C-C Community Commercial	S-1 Special District
R-3A Single family residential	C-2 General Commercial	PUD Planned Unit Development
		PDD Planned Development District

PROPERTY LOCATION

Portion of River Island Development Company, LLC 081-001 Tax Map #81 Parcel # 01
Portion of Blackstone Development Company, LLC 077-080 Tax Map# 77 Parcel # 80
Tax Map # _____ Parcel # _____
Address 1570 River Island Parkway Evans, Georgia 30809
Acreage 880
Road Frontage 200 southwest feet on the North/South/East/West (circle one) side of River Island Parkway
Property is approximately 500 feet from the intersection of Blackstone Camp Road and River Island Parkway
The attached for the property was prepared by James G. Swift & Associates and is dated October 23, 2006

PROPOSED USE

If approved, the property will be used for the following purposes:

Construction of single family detached and townhome properties

APPLICANT AND OWNERSHIP INFORMATION

River Island Development Company, LLC	Southeastern Family Homes for River Island Dev. Co, LLC
OWNER <u>Blackstone Development Company, LLC</u>	APPLICANT <u>Blackstone Dev. Co., LLC</u>
	Southeastern Family Homes is the managing member of both companies
ADDRESS <u>2743 Perimeter Pkwy. Bld.100 Ste. 370</u>	ADDRESS <u>2743 Perimeter Pkwy. Bld.100 Ste.370</u>
<u>Augusta, Georgia 30909</u>	<u>Augusta, Georgia 30909</u>
PHONE # (706) <u>722-5565</u>	PHONE # (706) <u>722-5565</u>

DISCLOSURES

Does any local government official or member of the family have a financial interest in property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

[Signature]
Owner's Signature

[Signature]
Applicant's Signature

Subscribed and sworn to before me on 14th day of December 2006

By: Ashley V. Musselwhite Notary Public

ASHLEY V. MUSSELWHITE
NOTARY PUBLIC, RICHMOND COUNTY, GEORGIA
MY COMMISSION EXPIRES SEPT. 18, 2010

Please return original notarized application, along with your \$535.00 application fee to:

Columbia County Planning and Zoning Division
P. O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809
Phone 706-868-3400 Fax 706-868-3381

FILE #: 12 07-01-04

DATE RECEIVED:

River Island A Waterfront Settlement

Expansion and Modification of Planned Unit Development (PUD)

We are pleased to provide this formal request for expanding and modifying the existing PUD document for River Island. We respectfully request the approval of Columbia County as follows:

Expansion of Development:

As a part of the original request for approval of the River Island planned unit development the narrative anticipated the expansion of River Island. The document provides "It is the intent and desire of the Developer to possibly expand this planned unit development at a later date, to include adjacent properties, particularly those owned by Mr. Walter Hornsby and his sister, Ms. Willena Butler." This language was contained in the last paragraph of page 2 of the original narrative for the Planned Unit Development.

We are pleased to now be able to formally expand the development to include these lands. The attached revised zoning plan dated October 23, 2006 reflects the incorporation of these extension lands and are shown as Parcel XI-A consisting of approximately 51.5 acres and Parcel XI-B consisting of approximately 42.7 acres. These properties are owned by Blackstone Development Company. The lands were previously owned by Mr. Hornsby and Ms. Butler who earlier contributed the lands to Blackstone Development Company.

Section V (Other Uses) of the original PUD narrative document states that "The Declarant is hopeful to add additional lands adjoining the site within five years from the formation of this original PUD. It is anticipated that certain other uses will be incorporated into the PUD, at such time as these adjacent lands are incorporated, and may include the following:"

At this time in conjunction with the addition of these lands to the PUD we wish to provide a new use classification as described hereafter:

Addition of a new use category "Mixed Townhouse and Patio Home." During the past two years, the developer and its professional land planners, architects, and consultants, in conjunction with representatives of The Planning and Zoning Department of Columbia County have visited various mixed use planned developments (PUD's) in the Southeast. During visits to these communities, we have been able to observe first hand how leading Planned Developments are able to blend housing types (attached and detached) within the same site to create a superior non

sterile residential neighborhood environment. Utilizing these proven concepts, we formally request approval to assign a "Mixed Townhouse and Patio Home" classification to Parcels II, III, and XI-B within the River Island Planned Unit Development. Also, we believe the proper zoning for Parcel XI-A consisting of approximately 42.7 acres should be zoned initially as R-2 until such a time in the future when a more appropriate zoning may be assigned given the state of the overall development at that time.

The expansion of the planned unit development boundaries to include Parcels XI-A and XI-B and the proposed related new zoning classification remains consistent with the foundation of the described for the original planned unit development. In Section IV (Residential and Architectural Guidelines) Article C. T-R (Townhouse Residential District) the original document prescribes "These areas will provide for the construction of residential units with a density not greater than 8 units per acre. Units within this zoning may be attached or detached, and will generally be located in those areas closest to Blackstone Camp Road." "The open space of the development adjacent to this site, or within the planned development nearby the site, may be counted in the open space requirements of Columbia County for this type of zoning."

Streets:

The streets in the proposed areas for development under "Mixed Townhouse and Patio Home" anticipates both private and public ownership. The "service drive" behind individual homes will most likely be private with some of the Neighborhood roads being public. This is consistent with Section III of the original Planned Unit Development narrative.

Trails:

Walking trails will be developed throughout this new phase of the development. Certain trails are shown on the proposed site plan, however these will be adjusted and modified based on site conditions during construction.

Buffers, Parks, and Natural Areas:

The site plan anticipates most every home (townhouse and patio home), fronting on a park or natural area. A buffer around River Island Parkway and the adjacent public road adjoining the expanded lands will maintain buffers that meet or exceed those prescribed in the original Planned Unit Development documents. Efforts will be made to preserve trees on the site consistent with the original Planned Unit Development narrative and

walking trails providing access for residents and their guests will be utilized instead of the more rigid form of sidewalks.

Access:

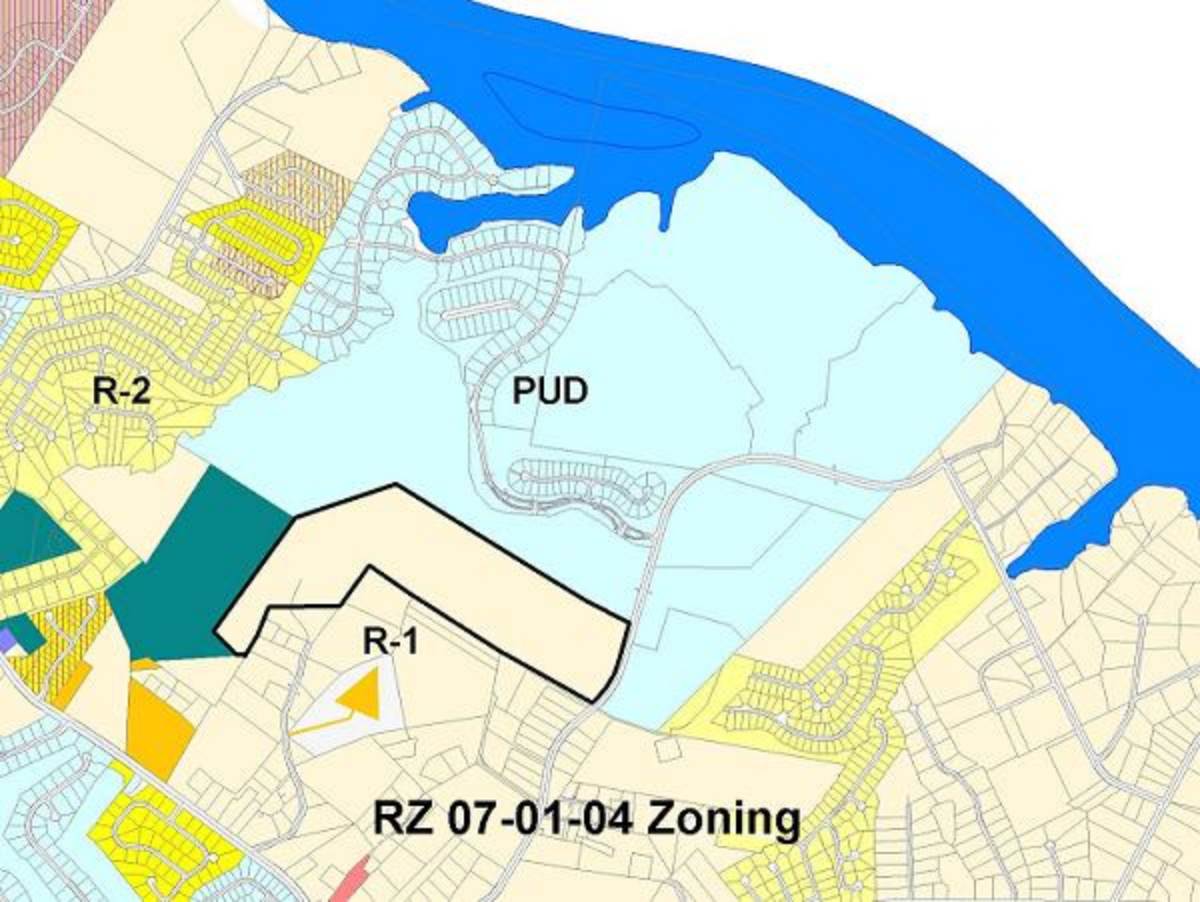
Residents of this community will have full access to all amenities available to other residents within River Island including the river house, existing boat docks, the private island, and the extensive systems of walking trails currently on site.

Architectural Control:

Individual townhomes and patio homes will be subject to the architectural guidelines original developed for River Island and the approval of the Design Review Board for River Island. We have provided the attached "Idea Book" for your information in an effort to communicate the housing styles. Also, some of the site improvements shown in this brochure will be incorporated in our site development process.

General

We respectfully request approval of expansion of our Planned Unit Development and the addition of the new "Mixed Townhouse and Patio Home" class of zoning. We believe that the careful and sensitive management of the development process to date for River Island is being recognized one of Columbia Counties premier communities. During 2006 River Island was named the Central Savannah River Areas first Conservation Community. During 2007, certain portion of the land will be placed under a perpetual easement with the Central Savannah River Land Trust. The implementation of various conservation programs have resulted in River Island being recognized nationally by such publications as the Wall Street Journal as an innovative community offering a life style desirable to today's home buyers of all ages.



R-2

PUD

R-1

RZ 07-01-04 Zoning

[illegible]

Forma	Rel. de área	Rel. de perímetro
\square	$a^2 : b^2 = 1$	$a : b = 1$
\square	$a^2 : b^2 = 4$	$a : b = 2$
\square	$a^2 : b^2 = 9$	$a : b = 3$
\square	$a^2 : b^2 = 16$	$a : b = 4$
\square	$a^2 : b^2 = 25$	$a : b = 5$



REZONING

January 18, 2007

FILE: RZ 07-01-04

R-1 to PUD

Property Information	
Tax ID	Tax Map 077 Parcel 080
Location/address	Blackstone Camp Road
Parcel Size	± 94.22 acres
Current Zoning	R-1 (Single Family Residential)
Existing Land Use	Vacant/residential
Future Land Use	Medium Density Residential
Request	PUD (Planned Unit Development)
Commission District	District 1 (Thigpen)
Recommendation	Approve

Summary and Recommendation

Blackstone Investors, LLC seeks the rezoning of 94.22 acres located on the west side of Blackstone Camp Road, from R-1 (single-family residential) to PUD (planned unit development). The request is a continuation of the previously approved PUD on the adjacent property known as River Island Settlement, Section I and II. The expansion of the existing PUD comes as a result of land acquisition adjacent to the existing PUD, and was contemplated in the original narrative that was approved in 2002. The additional property is a 94.2 acre tract that is currently zoned R-1 single family residential. The property is located immediately to the south and west of the River Island development that is zoned PUD. Other surrounding zoning districts are A-R apartment residential to the west, and R-1 single family residential to the south.

Of the 94.22 acres, the zoning application proposes that 51.5 acres are to be designated as “mixed townhouse and patio home.” Townhomes already are a component of the PUD; however, the patio home concept is a new housing type within the River Island PUD. The mixing of the two as proposed is an attempt to “blend housing types within the same site to create a superior non-sterile residential neighborhood environment.” The proposed use category extends to an adjacent 23.2 acres that was previously zoned PUD to allow for the construction of more traditional attached townhomes and detached single family residential uses. The applicant is also seeking a revision to the plan for this 23.2 acres within the original PUD. The new mixed townhouse and patio home classification proposes 276 attached and detached units, on 74.7 acres, (referred to as Parcels II, II, and XI-A), for an overall density of 3.69 units per acre within this portion of the PUD. The density for the entire PUD is considerably lower.

The remaining 42.7 acres of the newly acquired property is proposed to be developed under the criteria set forth in the Code for the R-2 zoning district with the residential cluster overlay (RCO) provisions applied, and is referred to as Parcel XI-B. The site is encumbered by wetlands that extend from the banks of Jones Creek, giving the application merit for consideration of the RCO provisions. The applicant has not submitted a site plan for the 42.7 acres, but the application does set forth a minimum lot size of 6,000



REZONING

January 18, 2007

FILE: RZ 07-01-04

R-1 to PUD

square feet, with front setbacks of 40 feet, and side and rear setbacks of five feet. These setbacks are consistent with the setbacks that are established in the Code for the R-2 (RCO) zoning district. The Code also sets forth buffering requirements between single family and multi family uses within a PUD, and the site plan is in conformity with the separations required.

While staff is favorable to the R-2 RCO designation of Parcel XI-B, a complete site plan has not been provided detailing access to the property. The project engineer has indicated that access will be from the north, (Parcel IV), where the road network will cross Jones Creek where the crossing is planned immediately to the north of the existing Georgia Power easement. Finally, there are some minor inconsistencies in parcel identification between the site plan and the narrative which must be corrected prior to Board of Commissioner approval of the request.

Staff recommends approval.

Interdepartmental Review

Conditions

Planning: Inconsistencies between the narrative and site plan must be corrected prior to Board of Commissioner approval.

Engineering: The property is located in the Jones Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. Portions of this property lie within the 100-year flood plain. All "A" zoned property must be studied by an appropriate methodology to determine a BFE.
2. State waters are present on the property. If a stream buffer variance is required for any aspect of site work, you must have approval from the Georgia Environmental Protection Department.
3. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
4. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
5. Storm water detention will be required unless site improvements result in no net increase in runoff.
6. A left turn analysis will be required to determine the need for installation of a left turn lane on Blackstone Camp Road.
7. A deceleration lane, dimensioned for the posted speed limit on Blackstone Camp Road will be required.
8. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
9. A site plan must be submitted to and approved by the County Engineer.
10. All proposed improvements must conform to current county standards.

Water and Sewer: The Owner/Developer will be responsible for all costs to extend sewer and/or water to property.



REZONING

January 18, 2007

FILE: RZ 07-01-04

R-1 to PUD

Storm Water: Permanent drainage and utility easements are required. A 20 foot easement is required over all storm water infrastructure.

Construction and Maintenance: Access to be approved by County Engineering Department.

Green Space: All open space (green space) must be designated as passive or active. All passive open space must be placed in a conservation easement.

Comments

Water and Sewer: County water is available on a ten inch line on Blackstone Camp Road. County sewer is available on an eight inch line in adjacent subdivisions. Further research is needed to determine if the size and location of the line is adequate for the development. This project will affect the capacity of existing water and sewer infrastructure. There are concerns that existing infrastructure could be over loaded by this development.

Storm water: There are no active projects in the area.

Construction and Maintenance: This project will not affect the priority of planned road projects. Traffic may require left and right turn lanes to be installed.

Health Department: Should have county sewer.

Sheriff: There have not been any traffic accidents in the past 12 months. This project will affect safety and traffic conditions in the area. Thefts and property damage are associated with residential development. Concentrated patrols will be needed to deter these type crimes. Vehicular traffic may increase; patrols for traffic enforcement may be needed.

Board of Education: River Ridge Elementary is above capacity while Riverside Middle School and Lakeside High School are at capacity. New construction through Columbia County has and will continue to bring families into areas of our school system that are presently overcrowded. When overcrowded conditions occur in any one of our schools, there is a possibility that children will be housed in portable classrooms. With the influx of new subdivisions being built around our schools, the problem with traffic congestion and road access during school morning and afternoon hours as students are being picked up or dropped off will continue to increase. This project is navigable by school buses.

Green space: This property is located in a targeted area for green space. There are green space program lands in the area of about 13 acres along Reed Creek at Fury's Ferry Road.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The proposed use of different forms of residential is appropriate in this part of the county.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The property is located in an area of the county that has been experiencing a great deal of development, and where infrastructure is in place to support a higher level of development. The property is also a continuation of an already approved PUD.



REZONING

January 18, 2007

FILE: RZ 07-01-04

R-1 to PUD

Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The zoning proposal is compatible with the purpose and intent of the GMP in that the overall density proposed is within the range of medium density residential.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The current R-1 zoning is not appropriate as development continues to escalate and as services are provided to this area.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	Further research is needed to determine if the size and location of the sewer line is adequate for the development. This project will affect the capacity of existing sewer infrastructure. There are concerns that existing infrastructure could be over loaded by this development.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The growth management plan contemplated that urbanized development would include this area. In addition, the proposal is reflected in the zoning of surrounding properties.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The proposal meets this balance test.

COLUMBIA COUNTY
GEORGIA





REZONING

January 18, 2007

FILE: RZ 02-12-08 (REVISED) PUD REVISION

Property Information	
Tax ID	Tax Map 081 Parcel 001
Location/address	Blackstone Camp Road
Parcel Size	23 acres
Current Zoning	PUD (Planned Unit Development)
Existing Land Use	Undeveloped
Future Land Use	Medium Density Residential
Request	Revision to the PUD (Planned Unit Development)
Proposed Use	Single and Multi-family residential
Commission District	District 1 (Thigpen)
Recommendation	Approve

Summary and Recommendation

Blackstone Investors, LLC seeks a revision to the River Island PUD affecting approximately 23 acres of the original 411.92 acre PUD. According to the original site plan and narrative, the affected area was originally proposed to be designated for townhomes and single family residential units. Of the 23 acres, approximately 15.7 acres were designed to accommodate townhome development, and 7.5 acres were designated as single family conforming to the R-2 residential zoning guidelines.

According to the revised narrative, the applicant wishes to introduce a new use category to the PUD, entitled "mixed townhouse and patio homes." The revision to the PUD is being applied for in conjunction with a request to add an additional 94.2 acres to the PUD on land that the development has recently acquired. According to the revised site plan, approximately 74.7 acres will be designated under the new classification. In addition, the remaining 42.7 acres of the recently acquired property will be classified as single family residential, under the R-2 zoning provisions, with a Residential Cluster Overlay (RCO) being applied.

The new mixed townhouse and patio home classification proposes 276 attached and detached units, on 74.7 acres for an overall density of 3.69 units per acre. Staff believes that the change from separate townhome and single family residential parcels to the new mixed townhouse and patio homes is in keeping with the original densities approved in the PUD.

Staff recommends approval of the PUD revision.